

Bradford Affordable Housing Economic Viability
Assessment

Annex A - Further Viability Testing

For The City of Bradford Metropolitan District Council

Ву

Levvel



November 2010

Introduction

- Due to the volume of information and scale of data and sensitivities tested key results have been shown within the Affordable Housing Economic Viability Assessment. For completeness this document includes the results of a wider range of sensitivities assessed in each value area and on each notional scheme type.
- Each figure in this Annex relates to the same numbered figure in the main report. For example, if Figure 7 in the main report shows the baseline position for a 50 unit, 35 dwelling per hectare scheme in Value Area 3, Figure 7 in this report will show the outputs of all of the different sensitivity tests (14 in total) undertaken on the exact same scheme. Where cells for a test are all yellow sensitivity testing on this variable has not been undertaken.
- 1.3 Sensitivity tests are contained within this annex for all general development sites (ranging from 15 150 units) and all small sites (ranging from 5 10 units). Sensitivity testing on large sites (500 units) has not been included within this annex due to the difference in methodology used on sites of this nature as outlined within the main report. There is thus a gap in the numbering between figures 71 and 84 which are the figures in the main report that relate to large sites.
- 1.4 This sensitivity testing allows for the assessment of the effects of reducing or increasing certain costs to development.

Figure 1 - Sensitivity Testing

Subsid	Value 15 dwellin 83 Hectare Gross Absorpti Plannin by at £0 per unit Sustainabilit 40% Affec 30 (Social il	gs (15 Hous gs (15 Hous site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per ridable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit unit using mediate)	O Subsid	15 dwelling 83 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainability 40% Affor 1: 30 (Social F	Area: One gs (15 House gs (15 House gs (20 DF profile: (20%) n: 50 units p.e. gain at 100% ent) & £0 per un y at £1800 per rdable Hou lent to Inter INDUSTRIAL1	PH) dph. it (intermediate) unit sing mediate)) Subsi	15 dwellin .83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabill 40% Affc 0:30 (Social	e Area: One ngs (15 Hous site @(20 Di profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per ut ty at £1800 per prodable Hou Rent to Inter	es) PH) dph. a. b. bit (intermediate) unit using rmediate)) Subsi	15 dwellin 0.83 Hectare : Gross Absorptic Planning idy at £0 per unit (Sustainabilit 40% Affo 0: 30 (Social F	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) r unit using rmediate)	Subsidy	15 dwellin 2.83 Hectare: Gross Absorptic Plannin y at £0 per unit (r Sustainabilit 40% Affo 2:30 (Social F 1 SHEET 1 REDUC	profit: (20%) on: 50 units p.s. g gain at 100% ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	PH) dph. i. it (intermediate) unit sing mediate)
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP.	2010	DOWN 58%	MIDDLE 49%	UP 45%
2011 2012	()	**	**	2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	**	4)	4.	2011 2012	58% 64%	49% 52%	45% 47%
2013	(*	**	**	2013	A >	**	**	2013	٠.	**	**	2013	* *	0	0	2013	65%	53%	48%
2014 2015	**	1.	**	2014	**	**	**	2014	**	**	**	2014 2015	* *	() V V	1.	2014 2015	65% 79%	53% 61%	47% 52%
2016 2017	**	4)	**	2016 2017	1 *	**	**	2016 2017	4.4	**	**	2016 2017	* *	* *	()	2016 2017	77% 73%	60% 59%	51% 50%
2018 2019		**	**	2018 2019	A)	**	**	2018 2019	(v	**	**	2018 2019	**	· ·	**	2018 2019	69% 65%	57% 55%	49% 47%
2020	1.	**	**	2020	4)	**	**	2020	4)	**	**	2020	**		**	2020	62%	53%	46%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	* *	()	**	2021 2022	59% 57%	52% 51%	45% 44%
2023	**	**	**	2023	**	**	**	2023	**		**	2023	4.)	A >	**	2023	54%	49%	43%
2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	()	A >	**	2024 2025 2026	53% 53% 52%	49% 49%	43% 43%
								Sub	15 d 0.83 He (Abs Planting sidy at EO per u Sustain 40% 70:30 (S	alue Area: C wellings (15 Hou ctare site @(20 I Gross profit: (20 I Gross profit: (20 I orption: 50 unit anning gain at 10 init (rent) & E0 p hability at E1800 is Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. D0% er unit (intermed) per unit per unit per unit germediate)	ediate)							
	15 dwellin 83 Hectare Gross Absorpti Plannin ily at £0 per unit Sustainabili	gs (15 Hous gs (15 Hous site @(20 Di profit: (20%) on: 30 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per urdable Hou	es) PH) dph. a. hit (intermediate)		15 dwelling 83 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	orofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per un at £1800 per	PH) dph. it (intermediate) unit		15 dwellin 1.83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	e Area: One ngs (15 Hous site @(20 Di profit: (20%) lon: 30 units p. ng gain at 100% (rent) & £0 per un ty at £1800 per	es) PH) dph. a. bit (intermediate)		15 dwellin 0.83 Hectare : Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 per	ies) PH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii		15 dwellin 0.83 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100%	PH) dph. it (intermediate) unit
	:30 (Social I	Rent to Inter			:30 (Social F	rdable Hou lent to Inter	sing mediate)		0:30 (Social	rdable Hou Rent to Inter	rmediate)		D: 30 (Social F	rdable Hou Rent to Inter	rmediate)		0:30 (Social F		
TEST 2	2 SHEET 1	GREENFIELD		TEST :	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST :	2 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 58%	MIDDLE 49%	UP 45%
2011	0	**	**	2011 2012	**	**	**	2011	**	**	**	2011 2012	* *	A)	4.4	2011	59% 64%	49% 52%	45% 47%
2013	Ť	**	**	2013	4)	**	**	2013	(*		**	2013	• •	()	0	2013	65%	53%	47%
2014 2015	**	1.	**	2014	* *	**	**	2014	**	A.A	**	2014	**	() V V	()	2014 2015	67% 79%	54% 61%	48% 52%
2016 2017	••	()	**	2016 2017	1	**	**	2016 2017	· ·	**	**	2016 2017	· ·	••	()	2016 2017	77%	60%	51% 50%
2018	**	**	**	2018	* >	**	**	2018	(+	**	**	2018	**	**	**	2018	69%	57%	48%
2019 2020	1 *	**	**	2019 2020	A)	**	**	2019	A P	**	**	2019 2020	* *	()	**	2019 2020	65% 62%	55% 53%	47% 46%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	• • •	4)	**	2021 2022	59% 56%	52% 50%	45% 44%
2023	**	**	**	2023	**	**	**	2023	**		**	2023	()	A >		2023	54%	49%	43%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	()	A }	**	2024 2025	53% 53%	49% 48%	43% 43%
2026	**	**	**	2026	**	**	**	2026	* *	alue Area: C	**	2026	()	A }	**	2026	52%	49%	43%
0.	15 dwellin .83 Hectare	e Area: One gs (15 Hous site @(20 DF	es)	0	15 dwelling 83 Hectare s	Area: One gs (15 Hous ite @(20 DF	es)		0.83 He (Abs Pla sidy at £0 per u Sustain 40% 70:30 (S Value 15 dwellir 1.83 Hectare	wellings (15 Houttare site @(20) foross profit: (20) foross profit: (30) forost profit: 30 unit anning gain at 10 million at 10 pability at £1800 for Affordable Houte for Affordable Houttare a Area: One gs (15 Hous site @(20 D)	DPH) dph. %) s p.a. 20% eer unit (interme per unit pusing ermediate)		15 dwellin 8.83 Hectare	e Area: One gs (15 Hous site @(20 D	es)	0	15 dwellin : 83 Hectare	Area: One gs (15 Houss site @(20 DF	es)
70	Absorpti Plannin by at £0 per unit Sustainabilit 40% Affo	profit: (20%) on: 70 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per rrdable Hou Rent to Inter	nit (intermediate) unit unit	70	Absorption Planning By at £0 per unit (Sustainability	at £1800 per rdable Hou	it (intermediate) unit sing	70	Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	profit: (20%) ion: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Intel INDUSTRIAL2	nit (intermediate) r unit using	70	Absorption Planning P	y at £1800 per rdable Hou	6 nit (intermediate) r unit ising	70	Absorption Planning y at £0 per unit (r Sustainabilit 40% Affo D: 30 (Social F 3 SHEET 1	y at £1800 per rdable Hou	it (intermediate) unit sing mediate)
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 58%	MIDDLE 49%	UP 45%
2011 2012	() (v	**	**	2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	**	A):	• • • • • • • • • • • • • • • • • • •	2011 2012	58% 64%	49% 52%	45% 47%
2013 2014	1+	**	**	2013 2014	A)	**	**	2013	A)	**	**	2013 2014	* *	()	**	2013 2014	65% 65%	53% 53%	47% 48%
2015 2016	**	(+	A P	2015 2016	1.4	A P	A)	2015	**	A)	4)	2015	V V	• •	(+	2015 2016	80%	61%	52% 51%
2016 2017 2018	**	**	**	2016 2017 2018	1 * * * * * * * * * * * * * * * * * * *	**	**	2016	**	**	**	2016 2017 2018		***	()	2016 2017 2018	73% 69%	59% 57%	50% 49%
2019	1.	**	**	2019	4)	**	**	2019	A >		**	2019	• •	•	**	2019	66%	55%	48%
2020 2021	44	**	**	2020 2021	**	**	**	2020 2021	* *	**	**	2020 2021	* *	+	**	2020 2021	62% 59%	54% 52%	46% 45%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	()	A }	**	2022 2023	57% 55%	51% 50%	44% 44%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	()	A P	**	2024 2025	54% 53%	49% 49%	43% 43%
2026	**	**	**	2026	**	**	**	2026 Sub	15 d 0.83 He (Abs Planting sidy at E0 per u Sustain 40%	alue Area: C wellings (15 Hou ctare site @(20 i cross profit: (20' corption: 70 unit anning gain at 11 init (rent) & E0 p ability at E1800 c Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. D0% der unit (intermet per unit	2026 ediate)	O	A7	**	2026	52%	49%	43%

Subsic	15 dwellin 83 Hectare Gross Absorpti Plannit by at £0 per unit (Sustainabilit 40% Affo : 30 (Social I	gs (15 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. it (intermediate unit intermediate in it)	e) Subsit	dwelling: .83 Hectare s Gross Absorptio Plannid dy at £0 per unit (Sustainabilit 40% Affo 0:30 (Social F	s (15 House: site @(20 Df profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediate unit sing	e) Subsi	dwelling .83 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 40% Affe 0:30 (Social	gs (15 House site @(20 D sprofit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. nit (intermediate r unit using	e) Subs	dwelling 0.83 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabilii 40% Affo 0:30 (Social I	IS (15 House site @(20 Dl profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per unity at £1800 per prdable Hou	S) PH) dph. a. sit (intermediate) unit using) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannit y at £0 per unit (r Sustainabilli 40% Affo 0:30 (Social I	is (15 House: site @(20 Df profit: (20%) on: 50 units p.a ig gain at 50% rent) & £0 per un ty at £1800 per prdable Hou	PH) dph. it (intermediate) unit sing
TEST 4	SHEET 1	ODEENEIELD		TEST	4 SHEET 1	INDUSTRIALA		TEST	4 SHEET 1	INDUSTRIALO		TEST	4 SHEET 1	201		TEST		OTION TO AFFOR	DADLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	0	**	**			**	**	2010	**	**	**	2010	~ ~	A >	**	2010	56%	48%	44%
2011 2012													~ ~						
2012																			
2014	(+	**	**	2014	->	**	**	2014	A >		**	2014	~ ~	0	**	2014	63%	52%	47%
2015	~ ~	**	**	2015		**	**	2015	~ ~	**	**	2015	~ ~	**	\leftrightarrow		76%		
2016 2017	**								**					* *			74%		
2017 2018														4.			70% 67%		
2019	- (+	**	**	2019		**	**	2019		**	**	2019			**	2019	63%		
020	**	**	**	2020		**	**	2020	**	**	**	2020	• •	()	**	2020	60%	52%	46%
021													~ ~						
2022																			
024	Manufacts																		
2025				2025				2025				2025				2025	52%	48%	42%
026	**	**	**	2026		**	**	2026				2026	* }	* >	**	2026	51%	48%	42%
	15 dwellin 83 Hectare : Gross Absorption Plannin by at £0 per unit i	gs (15 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per u	es) PH) dph. a. bit (intermediate		dwelling 1.83 Hectare s Gross Absorptio Planning dy at £0 per unit (s (15 House: site @(20 DF profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur	S) PH) dph. a. iit (intermediate	o	Sustain 40% 70:30 (S Valu dwelling .83 Hectare Gross Absorpt Plannir	nability at £1800 6 Affordable Ha- cocial Rent to Intelled a Cocial gs (15 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 2009 (rent) & £0 per u	per unit busing ermediate) S) PH) dph. a.	(dwelling 0.83 Hectare Gross Absorpti Plannin idy at £0 per unit	s (15 House site @(20 DI profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per un	S) PH) dph. a. nit (intermediate)		dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (s	s (15 House: site @(20 Df profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per un	B) PH) dph. B. It (intermediate)
	40% Affo	rdable Hou	ısing		40% Affo	rdable Hou	sing		40% Affe	ordable Hou	sing		40% Affo	rdable Hou	sing		40% Affo	rdable Hou	sing
70	:30 (Social I	Rent to Inter	mediate)	70	0:30 (Social F	Rent to Inter	mediate)	70	:30 (Social	Rent to Inte	mediate)	70	D: 30 (Social I	Rent to Inter	mediate)	71	0:30 (Social I	Rent to Inter	mediate)
IESI :	SHEET 1	GREENFIELD		IESI	5 SHEET 1	INDUSTRIAL1		IESI	5 SHEET 1	INDUSTRIAL2		IESI	5 SHEET 1	PDL		IESI		CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE			DOWN	MIDDLE			DOWN		UP		DOWN	MIDDLE	UP
010 011					4)				4 +				**	()	**				
012	~ ~	**	**	2012	* >	**	**		4.*	**	**	2012	~ ~		0	2012	69%		
013 014	**								(v					* *			70%		
015					* *				**				• •			2015	88%		
016	~ ~	4+				A >	A >												
017 018		- 17					4.)							**	1.		80%		
019	**								(♥		**			**	**		70%		
020 021	4+				4)	**			A >				••		**		66%		
021	20 Control (1) (1) (1) (2) (2) (2) (3) (3) (3) (3) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4																		
023				2023				2023				2023				2023	57%		
024 025																			
026									**	**	**								
								Sub	15 c 0.83 He 0.85 Abs Sidy at E0 per u Sustain 40% 70:30 (S	wellings (15 Hor ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 2 unit (rent) & E0 p nability at £1800 6 Affordable Ho social Rent to Int	uses) DPH) dph. %) s p.a. 00% eer unit (interm per unit busing ermediate)	nediate)							
Subsidy	15 dwellin 83 Hectare: Gross Absorpti Plannin at £48500 per unit Sustainabilit 40% Affo	gs (15 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe y at £1800 per rdable Hou	es) PH) dph. a. r unit (intermediate unit assing	te) Subsidy	dwelling 1.83 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit 40% Affo	s (15 House: site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwelling .83 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabili 40% Affe	gs (15 House site @(20 D s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	S) PH) dph. a. brunit (intermediater unit	ie) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin vat £48500 per unit Sustainabilit 40% Affo	is (15 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	S) PH) dph. a. unit (intermediate unit	s) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin vat £4850 per unit Sustainabilit 40% Affo	IS (15 House: site @(20 Df profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	S) PH) dph. a. unit (intermediate) unit sing
	:30 (Social I SHEET 1	tent to inter	mediate)			tent to inter	mediate)			Retti to Inte	mediate)			kent to inter	mediate)			tent to inter	media(e)
				4				⊒				1				1	REDU		
010				2010				2010				2010	DOWN			2010			
011	**	**	**	2011		**	**	2011	**	**	**	2011	()	**	**	2011	42%	38%	37%
012													**						
014		* *		2014		**	**	2014			**	2014			* *	2014	47%	42%	39%
015 016	4-				4)				*)				**	()					
017													• •						
018	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	~ ~	()	**	2018	52%	46%	41%
019																			
2021	**	**	**	2021		**	**	2021	**		**	2021	()	**	**	2021	47%	43%	39%
022																			
2024				2024				2024				2024		**		2024	44%	41%	38%
025	**	**				**	**		**	**	**				**		43%	41%	38%
									Va 15 c 0.83 He 0.83 He Abs Plat E48500 per u Sustain 40%	wellings (15 Hor ctare site @(20 Gross profit: (20 corption: 50 unit anning gain at 1 unit (rent) & E26 nability at £1800 6 Affordable Ho	uses) DPH) dph. %) s p.a. DO% DOO per unit (ir per unit								

Subsidy	15 dwellin 83 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 40% Affo	gs (15 Housesite @(20 DF profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediat unit sing	te) Subsidy	dwelling: .83 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit 40% Affo	s (15 Houses site @(20 DF profit: (20%) on: 50 units p.a. g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	H) dph. unit (intermedia unit sing	te) Subsidy	dwelling .83 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 40% Affe	gs (15 House site @(20 D s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. funit (intermediator unit unit unit unit unit unit unit unit	e) Subsidy	dwelling 0.83 Hectare Gross Absorpti Plannin v at £25000 per unit Sustainabili 40% Affo	gs (15 House site @(20 D s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. 6 r unit (intermedia) r unit using	te) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin r at £25000 per unit Sustainabilit 40% Affo	s (15 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate) unit sing
TEST 7	SHEET 1	kent to mer	mediate)			tent to inter	mediate)			Rent to Inte	mediate)	TEST	7 SHEET 1	Rent to inte	rmediate)			Rent to inter	mediate)
1	Comparing Comp																		
2010		Security Column																	
2011	Standard Charles Cha																		
012 013	State Company Compan																		
2014	- (+	State Stat																	
2015	**	State Stat																	
2016	**	15. Instruction (17. Instruction) 15. Instruction) 15. Instruction (17. Instruction) 15. Instr																	
2017	- (-	15. Instruction 15. Instru																	
2019	* >	15. Instruction (Park Decomption of the Second Park Decomption o																	
2020		Sheeting (15 keeping) Sheeping (15 keeping) Shee																	
2021		15 Australing (1 th Stormey) Australing (1 th Storme																	
2023	The beauting (1) the same of the control of the con																		
2024	To Standing (18 Standing) Standing (18 Standi																		
025 026	St Searching (1) to Loope, and the company of the c																		
	Value	Area: One	or)		Value	Area: One	.)	Subsidy	0.83 He (Abs Pl: at £25000 per u Sustail 40% 70:30 (S	ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 1: unit (rent) & E22: 6 Affordable He social Rent to Int e Area: One	DPH) dph. %) s p.a. 00% 000 per unit (in per unit permediate)	ntermedia	Value	e Area: One	e)		Value	Area: One	s)
	Gross Absorption Planning at £36000 per unit of	site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per v at £1800 per	PH) dph. a. unit (intermediat		.83 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per	'H) dph. unit (intermedia unit	te) Subsidy	.83 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 40% Affe	site @(20 D s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	PH) dph. a. 6 r unit (intermediate r unit		0.83 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabili	site @(20 D s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £24000 pe ty at £1800 pe	PH) dph. a. 6 r unit (intermedia) r unit	te) Subsid	0.83 Hectare Gross Absorpti Plannin r at £36000 per unit Sustainabilit 40% Affo	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per rdable Hou	PH) dph. a. unit (intermediate) unit sing
70	:30 (Social F				:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social	Rent to Inte	rmediate)	71	0:30 (Social I	Rent to Inter	mediate)
TEST 8	SHEET 1	ODEENEIEI D		TEST	B SHEET 1	INDUCTOR		TEST	8 SHEET 1	INDUSTRIALO		TEST	8 SHEET 1	nn.		TEST		OTION TO AFFOR	DARIE
1	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	-	DOWN		UP			MIDDLE	UP
2010	1. Section (1 to Example)																		
011 012	15 American (1 to trans.)																		
2013	10. descript (1 th traces)																		
2014	19. dearlings (15 thouses)																		
015 016	10 descript (1) the transport of the tra																		
2017	15 descript (15 below)																		
018	15. Authority (15 Name) 15. Authority (1																		
019	The bandom (1) the board of the company of the bandom (1) the band																		
021		Secretary Chickens																	
022		Standard of 15 Security (15 Sec																	
023		15 Aberlang (15 December)																	
2025	**	Searching (15 Moore) Company (15 Moore) Compa																	
026	**	Submittery (1) Machinery (1) M																	
	0 dw 0 site Gro Ab: Plannii Su Susta 0% Affor	vellings (0) a @(0) dph. as profit: 0 aorption: 0 ang gain at 0% absidy at 0 ainability at 0 ardable House	sing		dw O site Gro Abs Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	ing		Abs Plat £36000 per u Sustaia 40% 70:30 (S Val dv O Sirt Gr At Plann S Sust	Gross profit: (20 sorption: 50 unit to anning gain at 1 unit (rent) & E24 anning gain at 10 unit (rent) & E24 anning gain at 10 unit (rent) & E24 anning (a) & Affordable Holicial Rent to Intue Area: 0 unit (a) wellings (0) & @ (0) dph. oss profit: 0 sorption: 0 unit gain at 0% ubsidy at 0 annability at 0 rdable Hou	%) s p.a. 00% 00% 000 per unit (in 0 per unit susing ermediate)		Vali dw 0 sit Gre At Planni Si Sust 0% Affo	vellings (0) e @(0) dph. coss profit: 0 cosorption: 0 ling gain at 0% cubsidy at 0 alnability at 0 rdable Hou	sing		dw O site Gro Ab Planni Su Susta O% Affor	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elability at 0 edable Houe	sing
EST 9	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL 2		TEST	9 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
	DOWN		UP		DOWN		UP	0	DOWN		UP	1.	DOWN		UP	_			
		-		ō				ő	-			ō				ő	0%		
	1																		
	1																		
	1																		
	Second Column Col																		
	The column The																		
	Compart Company Company Co																		
		This barding (1) the complete (1) the co																	
		Secretary of 18 towns, 19 common and 18 common																	
		The property (1994) Can prope																	
	-	March Control Contro																	
			-	v .	-	-	_	- <mark>I</mark> -	ŧ	O dwellings (0) O site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0) n.)	V	-	-	-	, e	JA	- JA	- V/8

TEST	0 dv 0 site Gre Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 alnability at 0	sing	TEST	dwi O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) @(0) dph. as profit: 0 orption: 0 ag gain at 0% osidy at 0 nability at 0	ing	TEST	dw O site Gro Ab Planni Su Susta O% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST	dw O site Gro Abs Planni Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0	sing	TEST	dw O site Gro Ab: Planni Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFELD MODLE	UP	000000000000000000000000000000000000000	DOWN	INDUSTRIAL1 MIDUE	UP	000000000000000000000000000000000000000	P	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 flanning gain at 1 Subsidy at 0 Sustainability at	ı. 0%		DOWN	PDL MIDDLE	UP	000000000000000000000000000000000000000		TION TO AFFOR MIDDLE ON AFFOR	DABLE UP ON 10 ON
Subsic	15 dwellin 83 Hectare : Gross Absorpti Plannin by at £0 per unit t Sustainabili 40% Affo : 30 (Social I	gs (15 Hous site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ity at £600 per ordable Hou	es) PH) dph. a. bit (intermediate) unit unit	Subsic	dwelling: 83 Hectare s Gross; Absorption Planning y at £0 per unit (in Sustainabilit 40% Affoi :30 (Social F	s (15 House: lite @(20 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un y at £600 per rdable Hou	"H) dph. i. it (intermediate unit sing) Subsit	Value dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 40% Affe 0:30 (Social	o e Area: One as (15 House site @(20 D) on: 50 units p. g gain at 100% (rent) & £0 per unity at £600 per ordable Hou	S) PH) dph. a. bit (intermediate) unit using	Subsi	dwelling 0.83 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabili 40% Affo 0:30 (Social F	s (15 House site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £600 per rdable Hou	S) PH) dph. a. bit (intermediate unit) Subsid	dwelling 0.83 Hectare : Gross Absorptit Planning y at £0 per unit (r Sustainabili 40% Affo 0:30 (Social F	s (15 House: site @(20 Df profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per rdable Hou	b) PH) dph. it (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP			PDL MIDDLE	UP		REDU	MIDDLE	UP
2011	()	**	**	2011	••	**	**	2011	**		**	2011	**	<u> </u>	**	2011	57%	49%	45%
2013	(+	**	**	2013	*)	**	**	2013	* >	**	**	2013	**	()	**	2013	64%	53%	47%
2014 2015	March Marc																		
2016 2017	Conserved (1)																		
2018	Observative Office According Office Company 5 Company 5 Company 5 Company 6																		
2020	Contracting of the Contract																		
2022												2022				2022	56%	50%	44%
2023 2024																			
2025 2026	**	**				**	**		**					* >	**		52% 52%	48% 49%	43% 43%
Subsic	15 dwellin 83 Hectare : Gross Absorpti Plannin by at £0 per unit (Sustainabl 40% Affo : 30 (Social I	gs (15 Hous site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur lility at £0 per u	es) PH) dph. a. bit (intermediate) unit using	Subsid	dwelling: 83 Hectare s Gross Absorptic Planning y at £0 per unit (i Sustainabil 40% Affor :30 (Social F	s (15 House: site @(20 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un ity at £0 per u	s) PH) dph. i. it (intermediate nit sing	0) Subsin	15 d 0.83 Het 0.83 Het Sidy at £0 per u Sustai 40% 70:30 (\$ Value dwelling .83 Hectare (Flannin dy at £0 per unit Sustainad 40% Affc 0:30 (Social	wellings (15 Houctare site @(20) is circus profit: (20' corption: 50 unit anning gain at 11 unit (rent) & ED profit of the second of the secon	isses) DPH) dph. %) is p.a. p.a. power unit (interme per unit using ermediate) S) PH) dph. a. bit (intermediate) init issing	O Subsi	dwelling 0.83 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabi 40% Affo 0:30 (Social F	s (15 House site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur lity at £0 per u rdable Hou	S) PH) dph. a. bit (intermediate) init sing) Subsid	dwelling 0.83 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabl 40% Affo 0:30 (Social F	s (15 House: site @(20 Df profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	b) PH) dph. it (intermediate) nit sing
IESI			I	IESI			I	IESI			I	IESI				IESI	REDUC		DABLE
2010	()	**			**	**	**		**	**	**		DOWN	* >			57%	48%	
2011 2012	(v												* *						
2013 2014				2013				2013				2013	• •	\leftrightarrow		2013	64%		
2015		()	**	2015	4.4	**	**	2015		**	**	2015		~ ~	0	2015	78%	60%	51%
2016 2017	**								(*				**	**					
2018	~ ~	**	••	2018	* >	**	**	2018	(*	**	**	2018		\leftrightarrow	**	2018	68%	56%	48%
2019 2020					**								**						
2021	**			2021										•					45%
2023				2023				2023				2023				2023	54%		43%
2024																			
2026									**	**	**								
								Sub	15 d 0.83 Her C Abs Pla sidy at E0 per u Susta 40%	wellings (15 Hou ctare site @(20	ises) OPH) dph. %) s p.a. 10% er unit (interme er unit	diate)							

Subsi	15 dwellin :83 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) unit) Subsi	dwelling: .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a j gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	PH) dph. it (intermediate unit sing	Subsi	dwelling 0.83 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) lon: 50 units p. log gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. .a .iii) Subsi	dwelling 0.83 Hectare: Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit) Subsid	dwelling 0.83 Hectare: Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate unit Sing
	13 SHEET 1				13 SHEET 1				13 SHEET 1				13 SHEET 1				13 SHEET 1		
		GREENFIELD		4		INDUSTRIAL1		4		INDUSTRIAL2	T	-		PDL		4	REDU	TION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN A A	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 50%	MIDDLE 42%	UP 38%
2011	**	**	**	2011	**	**	**	2011	* *	**	**	2011	~ ~	**	**	2011	50%	42%	38%
012 013	1 *	**	**	2012	4)	**	**	2012	A P	**	**	2012		()	**	2012	55% 56%	45% 45%	40% 40%
2014		**	**	2014	A)	**	**	2014	A P	**	**	2014		0	**	2014	56%	45%	40%
2015	~ ~	**	**	2015	A P	**	**	2015	4.4	**		2015	~ ~	~ ~	**	2015	68%	52%	44%
2016	• •	* *	**	2016	* >	**	**	2016	4.*	**	**	2016	* *	0	**	2016	66%	51%	43%
2017 2018	1 *	**	**	2017 2018	4)	**	**	2017 2018	A }	**	**	2017 2018	**	()	**	2017 2018	63% 59%	50% 48%	42% 41%
2019	A)	**	**	2019	*)	**	**	2019	A P	**	**	2019		0	**	2019	56%	47%	40%
2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	()	* >	**	2020	53%	45%	39%
021 022	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	()	A)	**	2021 2022	50% 48%	44% 43%	38% 37%
2022	**	**	**	2022		**	**	2022	**	**	**	2022	()	**		2022	46%	43%	36%
024	**	**	**	2024		**	**	2024	**	**	**	2024	* +	**	**	2024	45%	42%	36%
025	**	**	**	2025	**	**	**	2025	**	**	**	2025	* >	**	**	2025	45%	41%	36%
026		**	**	2026	**	**	**	2026	**	alue Area: 0		2026	A b	**	**	2026	44%	42%	36%
Subsi	15 dwellin .83 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) unit using) Subsi	dwelling: .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	S) PH) dph. It (intermediate unit	s) Subsi	40% 50:50 (S Value dwelling 0.83 Hectare Gross Absorpti Plannidy at £0 per unit Sustainabili	profit: (20%) lon: 50 units p. log gain at 1009 (rent) & £0 per u ty at £1800 per prodable Hou	ousing termediate) a as) PH) dph. a. & with the control of the co) Subsi	dwelling 0.83 Hectare: Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit) Subsid	dwelling 0.83 Hectare: Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit sing
	100 (Social F	kent to Inter	mediate)	TEST	14 SHEET 1	ent to Inter	mediate)		14 SHEET 1	Rent to Inte	rmediate)	TEST	14 SHEET 1	rent to Inter	mediate)		14 SHEET 1	kent to Inter	mediate)
		GREENFIELD			. 4 511221 1	INDUSTRIAL1			14 SHEET I	INDUSTRIAL2			14 011221 1	PDL				CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP]	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
11	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010 2011	29% 29%	24% 24%	21% 21%
12	**	**	**	2012		**	**	2012	**	**	**	2012	()	**	**	2012	33%	25%	22%
13 14	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	()	**	**	2013 2014	33% 33%	26% 26%	22% 22%
15	**	**	**	2014	**	**	**	2014	**	**	**	2014	()	**	**	2014	40%	29%	24%
16		**	**	2016		**	**	2016	**	**	**	2016	()	**	**	2016	38%	29%	23%
17	**	**	**	2017	**	**	**	2017	**	**	**	2017	€ >	**	**	2017	36%	28%	23%
18	**	* *	**	2018	**	**	**	2018	**	**	**	2018	()	**	**	2018	33%	27%	22%
19 20	**	**	**	2019	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	31% 29%	26% 25%	21% 21%
21				2021			**	2021				2021			**	2021	28%	24%	20%
22	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	26%	23%	19%
23 24	**	**	**	2023	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023	25% 25%	22% 23%	19% 19%
25		**		2025		**	**	2025		**		2025		**	**	2025	24%	22%	19%
26	**	**	**	2026		**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	24%	23%	19%
	Val u 0 dv	ue Area: 0			Val u dw	e Area: 0		Sut	15 d 0.83 He 0.83 He 0.85 Abs Pit osidy at £0 per u Sustain 40% 0:100 (S	wellings (15 Ho ctare site @(20 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & E0 hability at £1800 & Affordable He ocial Rent to Ini- ue Area: 0	uses) DPH) dph. 196) ts p.a. 00% per unit (interme 0 per unit ousing	ediate)	dw	ue Area: 0 ellings (0)			Val u dw	ue Area: 0	
		vellings (0) e @(0) dph.				ellings (0) @(0) dph.				vellings (0) e @(0) dph.			0 site	@(0) dph.			0 site	ellings (0) e @(0) dph.	
	Ab:	ss profit: 0 sorption: 0			Abs	ss profit: 0 orption: 0			Ab	oss profit: 0 osorption: 0			Ab	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0	
	Plannii	ng gain at 0% bsidy at 0			Plannir	ng gain at 0% bsidy at 0			Plann	ing gain at 0% ubsidy at 0			Planni	ng gain at 0% ibsidy at 0			Plannii	ng gain at 0% bsidy at 0	
	Susta	inability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	inability at 0			Susta	inability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	ising		0% Affor	dable Hous	sing		0% Affor	dable Hous	ing
ST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	TION TO AFFOR	DABLE
	- DOWN	MIDDLE -	- UP	0	- DOWN	mic/DLE	- UP	0	- DOWN	middle	- UP	0	- DOWN	mic/ULE	- -	0	0%	0%	0%
		-		0		-	-	0		-		0		-	-	0	0%	0%	0%
	-	-	-	0		-	-	0	-	-	-	0	_		-	0	0%	0%	0%
				0				ō				0				0	0%	0%	0%
				0		-	-	0				0			-	0	0%	0%	0%
				0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
		-		0		-		0				0		-		0	0%	0%	0%
	_			0				0				0				0	0%	0%	0%
		_		0		_	_	0	-	-		0			-	0	0%	0%	0%
				0		-	-	0	-			0			-	0	0%	0% 0%	0% 0%
				0				0				0				0	0%	0%	0%
				0		-	-	0			-	0			-	0	0%	0%	0%
	-			0		-	-	0		-	-	0	-		-	0	0%	0% 0%	0% 0%
	-	-	-	<u>, -</u>	-		-	<u>"</u>	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 Ilanning gain at Subsidy at 0 Sustainability a	t 0	<u> </u> -		-	-	<u>, -</u>	370		30

Subsic	15 dwellin .83 Hectare: Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit esting) Subsid	dwellings 83 Hectare s Gross Absorptio Planning by at £0 per unit (i Sustainability	orofit: (25%) n: 50 units p.a gain at 100% rent) & £0 per ur / at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (15 House site @(20 D s profit: (25%) lon: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 per profable Hou Rent to Inte	es) PH) dph. a. if (intermediate r unit) Subsic	dwellings .83 Hectare s Gross p Absorptio Planning dy at £0 per unit (r	orofit: (25%) n: 50 units p. gain at 100% ent) & £0 per us at £1800 per dable Hou	es) PH) dph. a. bit init (intermediate r unit using	e) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabili	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £1800 per prodable Hou	S) PH) dph. a. bit (intermediate) r unit
TEST	16 SHEET 1	GREENFIELD	mediate)	TEST	16 SHEET 1	INDUSTRIAL1	mediate)	TEST	16 SHEET 1		inediate)	TEST	16 SHEET 1		mediate	TEST	16 SHEET 1		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011		**	**	2010 2011	A)	**		2010	4 ¥	**	**	2010	**	· · ·	4.	2010	60%	50% 50%	45% 45%
2012	• •	**	**	2012	*)	**	**	2012	4.4	**	**	2012	~ ~	* *	0	2012	68%	54%	48%
2013 2014		**	**	2013 2014	1 *	**	**	2013 2014	(*	**	**	2013 2014	**	**	() ()	2013	69% 69%	55% 55%	48% 48%
2015	**	4+	* >	2015	**	* >	.,	2015	**	A >		2015	**	* *	4.4	2015	88%	64%	53%
2016 2017		1+	A P	2016 2017		A P	4)	2016	**	A }	4)	2016	**		1.	2016 2017	79%	63% 61%	52% 51%
2018	**		* >	2018	1 *	A.)		2018	**	A >		2018	**	**		2018	74%	59%	50%
2019 2020		**	**	2019 2020	*)	**	**	2019 2020	(+	**	**	2019 2020	**		()	2019	69% 65%	57% 55%	48% 47%
2021 2022	- (-	**	**	2021 2022	* *	**	**	2021	**	**	**	2021	**	()	**	2021	62% 59%	53% 52%	46% 45%
2022				2022		**		2022		**	**	2022	**			2022	56%	50%	45%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	()	4)	**	2024	55% 54%	50% 50%	43% 43%
2026	**		**	2026	**	**		2026	**	**	**	2026	()	()	**	2026	54%	50%	43%
										alue Area: 0									
	15 dwellin .83 Hectare : Gross Absorpti Plannin dv at £0 per unit i	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un	es) PH) dph. a. it (intermediate		dwellings 83 Hectare s Gross Absorptio Planning by at £0 per unit (i	profit: (17%) n: 50 units p.a gain at 100% ent) & £0 per ur	S) PH) dph. a. iit (intermediate	C	pisidy at E0 per u Sustain 40% 70:30 (S Valu dwelling 1.83 Hectare Gross Absorpti Plannidy at E0 per unit	sorption: 50 unit anning gain at 1 init (rent) & E0 nability at £1800 6 Affordable Hoccala Rent to Init e Area: One gs (15 House site @(20 D s profit: (17%) lon: 50 units p g gain at 1009 (rent) & E0 per ur	oo% per unit (interm) per unit uusing ermediate) S) PH) dph. a. 6 nit (intermediate	0.	dwellings .83 Hectare s Gross p Absorptio Planning dy at £0 per unit (r	orofit: (17%) n: 50 units p. gain at 100% ent) & £0 per u	s) PH) dph. a. b.		dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (17%) on: 50 units p g gain at 1009 rent) & £0 per u	s) PH) dph. a. bit (intermediate)
	Sustainabilit 40% Affo	y at £1800 per rdable Hou	unit I sing		Sustainability 40% Affor	at £1800 per rdable Hou	unit sing		Sustainabili 40% Affo	ty at £1800 pe ordable Hou	r unit using		Sustainability 40% Affor	at £1800 per dable Hou	r unit Ising		Sustainabilit 40% Affo	y at £1800 pe rdable Hou	unit Ising
70	: 30 (Social I			70	:30 (Social F	ent to Inter	mediate)	70	0:30 (Social	Rent to Inte	rmediate)	70	:30 (Social R			70	0:30 (Social I		
IESI .	17 SHEET 1	GREENFIELD		IEST	17 SHEET 1	INDUSTRIAL1		IESI	17 SHEET 1	INDUSTRIAL2		IESI	17 SHEET 1	PDL		IESI	17 SHEET 1 REDU	CTION TO AFFO	RDABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 57%	MIDDLE 48%	UP 45%
2011	**	**	**	2011	**	**	**	2011	**	**		2011	**	* >	**	2011	57%	48%	45%
2012 2013	1.4	**	**	2012 2013	*>	**	**	2012	A }	**	**	2012	**	()	**	2012	62% 63%	52% 52%	47% 47%
2014		* *	**	2014	* >	**	**	2014	* >	**	**	2014	**	0	* *	2014	63%	53%	47%
2015 2016	**	**	**	2015 2016	4.4	**	**	2015 2016		**	**	2015 2016	••		() ()	2015 2016	76% 74%	60% 59%	51% 50%
2017	• • •	**	**	2017	A >	**	**	2017	(+	**	**	2017	**	**	**	2017	70%	57%	49%
2018 2019	4	**	**	2018 2019	* *	**	**	2018	A }	**	**	2018 2019	••	()	**	2018	67% 64%	56% 54%	48% 47%
2020	**		**	2020		**		2020		**	**	2020	**			2020	60%	53%	46%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	()	* >	**	2021	58% 55%	51% 50%	45% 44%
2023	**	**	**	2023	**	**		2023	**	**	**	2023	()	**		2023	53%	49%	43%
2024 2025	**	**	**	2024 2025	**	**		2024 2025	**	**	**	2024	4)	* >	**	2024	53% 52%	49% 48%	43% 43%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	A)	* >	**	2026	52%	48%	43%
	0 dv 0 site	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0			dw 0 site	e Area: 0 elllings (0) @(0) dph. ss profit: 0		Sut	0.83 He (Abs Pla sidy at E0 per u Sustain 40% 70:30 (S Val clu 0 Sit	wellings (15 Ho ctare site @(20 Gross profit: (17 sorption: 50 unif anning gain at 1 unit (rent) & E0 a Affordable Ho cocial Rent to Ini ue Area: 0 wellings (0) e @(0) dph. oss profit: 0	DPH) dph. %) s p.a. 00% per unit (interm) per unit busing	ediate)	dwe 0 site	e Area: 0 ellings (0) @(0) dph. ss profit: 0			dw 0 site	ue Area: 0 rellings (0) e @(0) dph.	
	Ab	sorption: 0 ng gain at 0%			Abs	orption: 0 g gain at 0%			Ab	sorption: 0 ing gain at 0%			Abs	orption: 0 g gain at 0%			Ab	sorption: 0 ng gain at 0%	
	Su	bsidy at 0			Su	osidy at 0			Si	ubsidy at 0			Sut	osidy at 0			Su	ibsidy at 0	
	0% Affor	inability at 0	sing		0% Affor	nability at 0 dable Hous	ing		0% Affo	alnability at 0 rdable Hou	sing		0% Affor	nability at 0 dable Hou:	sing			inability at 0 rdable Hou	sing
TEST '	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
		GREENFIELD		1 -		INDUSTRIAL1	1	1		INDUSTRIAL2		1		PDL	ı	1	REDU	CTION TO AFFO	
0	DOWN	MIDDLE	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 n			-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
-		-	-	o	-	-		o	-	-	-	o o	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		
)	-		-	0	-		-	0	-	-	-	0	-		-	0	0%	0%	0%
)				0				0	-	-	-	0	-			0	0%	0%	0%
)			-	0			-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
-				o	-			o				o o				o	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
)	-			0			-	0	-	-	-	0	-		-	0	0%	0%	0%
-				o				0	-		-	o	-		-	0	0%	0% 0%	0% 0%
0		-		0	-	_	-	0	-	-	-	0	-		_	0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) n.) 0%								

0 dv																		
0 dv	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	vellings (0)			dw	ellings (0)	
	e @(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	ss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			At	sorption: 0 ing gain at 0%				sorption: 0 ing gain at 0%			Abs	sorption: 0 ng gain at 0%	
	ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0				ing gain at 0% ubsidy at 0				ubsidy at 0%				ng gain at 0% ibsidy at 0	
Sucto	inability at 0			Sucto	inability at 0			Suct	ainability at 0			Suct	ainability at 0			Sucto	inability at 0	
0% Affor	rdable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			dable Hous	sing
T 19 SHEET 1	0			9 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0	
11 19 SHEET 1	GREENFIELD		IESI 1	9 SHEET 1	INDUSTRIAL1		IESI	19 SHEET 1	INDUSTRIAL2		IESI	19 SHEET 1	PDL		IESI		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP] [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
-	-		0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
			0		-	-	0		-		0		-		0	0%	0%	0%
	-		0				0		-		0	-	-		0	0%	0%	0%
-	-		0		-		o	-	-	-	0	-	-		0	0%	0%	0%
_	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	_	-	-	0	-	-		0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	U	-	-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
-	-	-	0		-		0	-	-	-	0	-	-		0	0%	0% 0%	0%
-	-		ő		-		0			_	0				-0	0%	0%	0%
			o				0				ō				o	0%	0%	0%
_	_	_	0		_		0	_			0	_	_	-	0	0%	0%	0%
-	_	-	0		-	-	0	_	_	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-	-	0	-	- Value Area:	-	0	-		-	0	0%	0%	0%
									Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at	0%								
								0%	Affordable Ho	using								
Valu	ue Area: 0			Valu	ue Area: 0			Val	ue Area: 0		Т	Val	ue Area: 0			Valu	ue Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	ue Area: 0 vellings (0)			dw	vellings (0)			dw	ellings (0)	
0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	ue Area: 0 vellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 dv 0 site Gro	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 sit	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
O dv O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O dv O site Gro Ab Planni	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	
O dv O site Gro Ab Planni Su	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Ab: Plannii Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gn At Plann S	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
0 dv 0 site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0 anability at 0 rdable Hou	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		dv O sit Gr At Plann S Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	sing		dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elinability at 0 erdable House	sing
O dv O site Gro Ab Planni Su Susta O% Affor	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	sing		dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing		dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	sing		dw O site Gro Abb Plannir Su Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
O dv O site Gro Ab Planni Su Susta O% Affor	veilings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hou 0	sing	TEST 2	dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 sing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	
O dv O sitt Gro Ab Planni Su Suste O% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	DABLE
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	veilings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hou 0	sing UP	TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 sing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing UP	TEST :	dw 0 site Gro Abs Plannir Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O dv O sitt Gro Ab Planni Su Suste O% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST :	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN O'8 O'8	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
O dv O sitt Gro Ab Planni Su Suste O% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		0 0	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O site Gro Abb Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O dv O slitt Gre Ab Plannl Su Suste O% Affor	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw 0 site Gro Ab: Plannii Su Susta 0% Affor 0 SHEET 1 DOWN -	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	O Sittle 1 O Sittle 1 O Sittle 1 O'A Afford 20 SHEET 1	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% dinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE -	UP -	TEST	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST:	dw O site Gro Ab: Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) ge (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O dv O slitte Gro Ab Planni St. Suste O% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	0 0 0 0	dw 0 site Gro Ab: Plannii Su Susta 0% Affor 0 SHEET 1 DOWN -	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	O Sittle 1 O Sittle 1 O Sittle 1 O'A Afford 20 SHEET 1	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O site Gro Abs Plannit Su Susta O% Affor POWN O% O% O% O% O%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Sustate O'% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	TEST 2	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O%	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustat O% Affor DOWN 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O site Gre Ab Planni St Sustate O'% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O slit Gre Ab Planni St. St. O'% Affoi DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustat O% Affor DOWN 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O slvt Gre Ab Planni St St O% Affor DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw O site Gro Abs Abs Plannir Su Su Su Su Affor O% Affor O% Affor O%	ellings (0) a @ (0) dph. ss profit: 0 sorption: 0 sprofit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 do (0) dph. sbisdy at 0 linability at 0 do (0) dbh (0) db	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O slit Gre Ab Planni St. St. O'% Affoi DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw O site Gro Abb Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 o cabble House 0 october 10 minutes	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0 dv 0 sitting 1 dv 1 d	vellings (0) e e @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 double Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of State o	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0	dv O sist of Control o	ue Area: 0 ue Area: 0 e @(0) dph. e @(0) dph. e @(0) dph. e goos profit: 0 sorption: 0 sorption: 0 sorption: 0 anability at 0 doing sain at 0% ubskidy at 0 industrial at 0% industria	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sosption: 0 sng gain at 0% ubsidy at 0 anability at 0 PDL MIDDLE	UP	TEST :	dw O slite of Silver of Si	ellings (0) = @(0) dph, ss profit: 0 scrption: 0 scrption: 0 sp gain at 0% biskly at 0 inability at 0 ordable Hous 0 CTTON TO AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitting Green Aba Plannin Sunta Green Aba Plannin Sustant Sustant 1 Down	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0 sorption: 0 ordable Hou 0 GREENFIELD MDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch Green Ab Plannillo Student	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	ue Area: 0 ue Area: 0 ue Area: 0 e @(0) dph. sss profit: 0 sospition: 0 ing gain at 0% ubsidy at 0 ainability at 0 nOUSTRIAL2 MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption of sorption of one of the other other other other other other other other other o	UP	TEST:	dw O slite literature of the control	ellings (D) e 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sistly at 0 ng gain at 0% sistly at 0 niability at 0 dable Hous 0 CTION TO AFFOR 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Grc Grc Ab Plannin Sustate O% Affor Down	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0 sorption: 0 ordable Hou 0 GREENFIELD MDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch Green Ab Plannillo Student	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	ue Area: 0 ue Area: 0 ue Area: 0 e @(0) dph. sss profit: 0 sospition: 0 ing gain at 0% ubsidy at 0 ainability at 0 nOUSTRIAL2 MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption of sorption of one of the other other other other other other other other other o	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in Control of Control o	ellings (0) so good plants (0) s	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Grc Grc Ab Planni S. Susta O% Affor DOWN	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% staidy at 0 ng gain at 0% staidy at 0 ninability at 0 ninability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% backy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	ue Area: 0 ue Area: 0 e @(0) dph. sos profit: 0 rdaple Hou 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 sospribin: 0 ing pain at 0% ubasity at 0 ing pain at 0% ubasity at 0 ind	UP	TEST:	dw O slite for Control of Control	ellings (D) = 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at 0 ninability ninabilit	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sits Grc Grc Grc Ab Plannin S. Sustant O'96 Affort	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sissify at 0 ninability at 0 drable Hou 0 GREENFIELD GREENFIELD	UP	0 0 0 0 0 0 0 0	dw O slite of the control of the con	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O sit if Plann n S Sust Sust Sust Sust Sust Sust Sust Sus	ue Area: 0 ue Area: 0 e @(0) dph. sos profit: 0 rdaple Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) e e @(0) dph. sss profit: 0 sospribir: 0 sos	UP		dw O site in Control of Control o	ellings (0) so good plants (0) s	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 2 - Sensitivity Testing

Figu	re 2 - :	Sensit	ivit	y Testi	ng													
50 dwelli 1.59 Hectare Gros Absorp Planni	s profit: (20%) tion: 50 units p ng gain at 1009	ses) PH) dph. .a.		50 dwelling .59 Hectare s Gross Absorption	profit: (20%) in: 50 units p.a gain at 100%	H) dph.		50 dwellin 1.59 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a.		50 dwellin 1.59 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 100%	es) PH) dph.		50 dwellin .59 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.
	ordable Hou Rent to Inte	r unit using	70		y at £1800 per rdable Hou: Rent to Inter	unit sing	70		ty at £1800 per ordable Hou Rent to Inter	unit Ising	70		y at £1800 per rdable Hou Rent to Inter	unit sing	70	Sustainabilit 40% Affo 0:30 (Social I 1 SHEET 1	ry at £1800 per ordable Hou Rent to Inter	unit sing mediate)
2010 DOWN	GREENFIELD	UP A A	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 61%	MIDDLE 50%	UP 46%
2011	**	**	2011		**	**	2011	* *	**	**	2011		**	**	2011	64%	52%	47%
2012	**	**	2012	A)	**	**	2012 2013	A >	**	**	2012	**	**	**	2012 2013	68%	54% 55%	48% 48%
2014	A.)	**	2014	**	**	**	2014 2015	**	**	**	2014	**	()	**	2014	76% 85%	59% 63%	50% 53%
2016	A)	4)	2016	(v	A }	4)	2016 2017		A)	A)	2016	* *	(+	4)	2016 2017	81% 76%	62% 60%	52% 50%
2018	**	**	2018	*)	**	**	2018 2019	A)	**	**	2018	••	**	**	2018 2019	72% 67%	58% 56%	49% 48%
2020	**	**	2020	A)	**	**	2020	A >	**	**	2020	(*	**	**	2020	63%	54%	47%
2021	**	**	2021 2022	**	**		2021 2022	* *	**	**	2021 2022	**	**	**	2021 2022	60% 58%	53% 51%	46% 45%
2023	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	56% 55%	50% 50%	44% 44%
025	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	54% 54%	50% 51%	43% 43%
50 dwelli 1.59 Hectare Gros Absorp Planni Subsidy at £0 per unit Sustalnabil 40% Aff	s profit: (20%) tion: 30 units p ng gain at 100% (rent) & £0 per u lity at £1800 pe ordable Hou	ses) PH) dph. a. a. 6 init (intermediate or unit unit using) Subsi	50 dwelling .59 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 30 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	'H) dph. i. it (intermediate) unit sing	1 Subsi	Pia posidy at E0 per u Sustair 40% 70:30 (S Valtur 50 dwellin 1.59 Hectare Gross Absorpti Plannin dy at E0 per unit Sustainabilii 40% Affe	offrodable Hocal Rent to Interest of Section 1988 (50 Houses it (20%) on: 30 units p. g gain at 100% (rent) & £0 per up at £1800 per ordable Houses it (20%) on: 4 £0 per ordable Houses it (20%) on: 50 per ordable Houses it (20%)	power unit (interm jupical per unit (interm jupical per unit (intermediate jupical per unit	1 Subsi	50 dwellin 1.59 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. hit (intermediate string)) Subsid	50 dwellin .59 Hectare Gross Absorpti Plannin y at £0 per unit (t Sustainabilit 40% Affo	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate) unit sing
70:30 (Social TEST 2 SHEET 1		rmediate)		0:30 (Social F 2 SHEET 1		mediate)		0:30 (Social 2 SHEET 1		rmediate)		0:30 (Social F 2 SHEET 1		mediate)):30 (Social I 2 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
010	**	**	2010	*)	**		2010 2011	A }	**	**	2010	* *	**	**	2010 2011	62% 65%	51% 53%	46% 47%
012	**	**	2012 2013	A >	**	**	2012 2013	A >	**	**	2012 2013	* *	**	**	2012 2013	68% 71%	55% 56%	48% 49%
014	A)	A)	2014	1+	A)	4)	2014 2015	· ·	A)	A)	2014	**	(+	4)	2014 2015	78% 83%	60% 63%	51% 52%
016	4)	4)	2016	4)	A >	4)	2016 2017	4 +	4)	4)	2016	* *	(+	4)	2016 2017	79% 74%	61% 59%	51% 50%
018	**	**	2018 2019	.)	**		2018 2019	A P	**	**	2018 2019	· ·	**	**	2018 2019	70% 66%	57% 55%	48% 47%
020	**	**	2020	* *	**	**	2020 2021	*)	**	**	2020	(v	**	**	2020 2021	62% 59%	54% 52%	46% 45%
022	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	57% 55%	51% 50%	44% 44%
024	**	**	2023	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	54% 54%	50%	43%
026	**	**	2025	**	**	**	2026	**	lue Area: C	**	2026	**	**	**	2026	54%	51%	43%
50 dwelli 1.59 Hectare Gros Absorp Planni Subsidy at £0 per unit	s profit: (20%) tion: 70 units p ng gain at 1009 (rent) & £0 per u	ses) PH) dpha. % init (intermediate		50 dwelling .59 Hectare s Gross Absorption Planning dy at £0 per unit (profit: (20%) in: 70 units p.a j gain at 100% rent) & £0 per un	PH) dph. i. it (intermediate)	1	1.59 Her Charles Absolved at E0 per u Sustair 40% 70:30 (S Valuu 50 dwellin 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit	Affordable Ho ocial Rent to Interpretation of Affordable Ho ocial Rent to Interpretation of Affordable Ho egs (50 Houss site @(35 Di profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per units p.	DPH) dph. %) s p.a. 100% ser unit (interm per unit justing ermediate) (es) PH) dph. a. b. init (intermediate intermediate)	1	50 dwellin 1.59 Hectare : Gross Absorptio Planning idy at £0 per unit (profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur	es) PH) dph. a. nit (intermediate		50 dwellin .59 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un	es) PH) dph. a. it (intermediate)
40% Aff 70:30 (Social EST 3 SHEET 1	GREENFIELD	using rmediate)	70 TEST	40% Affo 0:30 (Social F 3 SHEET 1	INDUSTRIAL1	sing mediate)	70 TEST	40% Affo 0:30 (Social 3 SHEET 1	INDUSTRIAL2	rmediate)	70 TEST	40% Affo 0:30 (Social F 3 SHEET 1	PDL	sing mediate)	70 TEST	40% Affo 0:30 (Social I 3 SHEET 1 REDU	CTION TO AFFOR	mediate)
010 DOWN 011 A	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 61%	MIDDLE 50%	UP 46%
011	**	**	2011 2012 2013	**	**	**	2011 2012 2013	*)	**	**	2011 2012 2013		**	**	2011 2012 2013	63% 69% 70%	52% 54% 55%	47% 49% 49%
114	**	**	2013	*	**	**	2013 2014 2015	(v	**	**	2013		()	**	2013	75%	58% 58%	50% 53%
016	A)	A)	2016	(v	A)	4)	2016		A)	A)	2016		(*	4)	2016	83% 78%	63% 61%	53% 53% 51%
118	**	**	2017	A)	**	**	2017 2018 2019	A)	**	**	2017	• • •	()	**	2017 2018 2019	73% 69%	59% 57%	50% 48%
20 🔺	**	**	2020	A)	**	**	2020 2021	A)	**	**	2020	(v	**	**	2020	65% 61%	55% 54%	47% 46%
122	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	59% 56%	52% 51%	45% 44%
024	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	55% 54%	50% 50%	44% 44%
026	**	**	2026	**	**	**	2026	Va	ilue Area: C		2026	**	**	**	2026	54%	51%	44%
							Sut	1.59 Her G Abs Pla osidy at E0 per u Sustair 40%	wellings (50 Hou- ctare site @(35 i fross profit: (20' forption: 70 unit unning gain at 11 nit (rent) & E0 p abbility at £1800 a Affordable Ho ocial Rent to Int	DPH) dph. 36) s p.a. 30% er unit (interm per unit pusing	ediate)							

ibsidy	50 dwellin 59 Hectare : Gross Absorpti Plannir y at £0 per unit (Sustainabillit 40% Affo	gs (50 House gs (50 House site @(35 D profit: (20%) on: 50 units p. gg gain at 50% (rent) & £0 per u yg at £1800 pe urdable Hou Rent to Inter	ses) PH) dph. a. nit (intermediate r unit using	e) Subsi	dwelling .59 Hectare : Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. i. it (intermediat unit sing	e) Subsi	dwelling .59 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 40% Affe	e Area: One gs (50 House site @(35 D s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u ity at £1800 per bordable Hou Rent to Inte	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwelling .59 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House gs (50 House gsite @(35 Di g profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per ty at £1800 per brdable Hou Rent to Inter	S) PH) dph. a. hit (intermediate unit	e) Subsic	dwelling 1.59 Hectare Gross Absorpti Planni by at £0 per unit (Sustainabili	profit: (20%) ion: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit
	SHEET 1				4 SHEET 1				4 SHEET 1				4 SHEET 1				4 SHEET 1		
г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
,	A A	MIDDLE	0F	2010	A A	MIDDLE	- A A	2010	A A	A A	- A A	2010	DOWN	A A	- A A	2010	59%	49%	45%
1 2	* >	**	**	2011	* >	**	**	2011	A >	**	**	2011		**	**	2011	61%	51%	46%
ŀ	* >	**	**	2012	* >	**	**	2012	* *	**	**	2012	••	**	**	2012	65% 66%	53% 53%	47% 48%
ı	4.4	**	**	2013		**	**	2013	A >	**	**	2013		**	**	2013	72%	57%	48%
ı	**			2015	4 =	A >	. ,	2015		A >		2015				2015	80%	61%	52%
ı	• •	* >	* >	2016	* >	A P	A >	2016	4.*	A P	A >	2016	* *	(*	* >	2016	77%	60%	51%
Į	4.7	**	**	2017	*>	**	**	2017	* >	**	**	2017	**	()	**	2017	72% 68%	58% 56%	49%
H	* >	**	**	2018	**	**	**	2018	A P	**	**	2018	(•	**	**	2018	65%	55%	48% 47%
ľ	A)	**	**	2020	*)	**	**	2020	A P	**	**	2020		**	**	2020	61%	53%	46%
	**	**	**	2021	**	**	**	2021	**	**	**	2021	**		**	2021	58%	52%	45%
ļ	**	**	**	2022	**	**		2022	**	**	**	2022	**	**	**	2022	56% 54%	50% 49%	44% 43%
ŀ	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	53%	49%	43%
ŀ	**	**	**	2025		**	**	2025	**		**	2025				2025	53%	49%	43%
	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	52%	50%	43%
	50 dwellin 59 Hectare : Gross Absorpti Plannin y at £0 per unit (gs (50 Hous gs (50 Hous site @(35 D profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u ry at £1800 pe	ses) PH) dph. a. 6 nit (intermediate		dwelling .59 Hectare : Gross Absorpti Planning dy at £0 per unit (profit: (20%) on: 50 units p.a g gain at 200%	S) PH) dph. n. it (intermediat		70:30 (5 Valu dwelling .59 Hectare Gross Absorpt Plannti dy at £0 per unit	6 Affordable Hoscial Rent to Interpretation of the Affordation of the	termediate) 9 95) PH) dphawhite (intermediate or unit)		dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit	e Area: One gs (50 House site @(35 Di s profit: (20%) ion: 50 units p. ig gain at 200% (rent) & £0 per ur ty at £1800 per	S) PH) dph. a. b hit (intermediate		dwelling 1.59 Hectare Gross Absorpti Planning (y at £0 per unit (e Area: One gs (50 House site @(35 D profit: (20%) ion: 50 units p. gg gain at 200% rent) & £0 per ur ty at £1800 per	s) PH) dph. a. ait (intermediat
70	40% Affo	rdable Hou	ısing		40% Affo	rdable Hou	sing		40% Aff	ordable Ho	using	70	40% Aff	ordable Hou	ısing	_	40% Aff	ordable Hou	ısing
70: T 5	SHEET 1	Rent to Inter	rmediate)): 30 (Social I 5 SHEET 1	Rent to Inter	mediate)	TEST	5 SHEET 1	Rent to Inte	rmediate)		5 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inter	mediate)
-		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
ļ	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 65%	MIDDLE 53%	UP 47%
ł	- (+	**	**	2011	A)	* *	* *	2011	A >	**	**	2011	• • •	**	**	2011	69%	54%	49%
I	**	**	**	2012 2013	A)	**	**	2012 2013	1 *	**	**	2012	**	()	**	2012 2013	75%	57% 58%	50% 51%
ł		A)	A >	2014	* *	A)	A)	2014	~ ~	A)	A)	2014			A)	2014	84%	62%	53%
ı		* >	* >	2015	**	* *	* >	2015	••	A P	* >	2015	**	**	* >	2015	97%	69%	56%
ł	-::-	A >	4)	2016		A)	4)	2016	**	A)	4)	2016	**		A >	2016	92% 85%	67% 65%	54% 53%
ı	**	* >	A >	2018	* >	A >	A >	2018	(+	A >		2018	• •	4.4	. >	2018	79%	62%	51%
ļ	1+	**	**	2019 2020	A)	**	**	2019 2020	A }	**	**	2019 2020	••	()	**	2019 2020	73% 69%	60% 58%	50% 48%
ŀ	* >	**	**	2021	* >	**	**	2021	A F		**	2021	€ ♥		**	2021	65%	56%	47%
Į	4.4	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	4.4	**	**	2022 2023	61% 59%	54% 53%	46% 45%
ŀ		**		2023			**	2023			**	2023		**		2023	58%	52%	45%
Į	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	57% 57%	52% 53%	45% 45%
								Sub	50 o 1.59 He Ab Pl sidy at £0 per u	alue Area: of twellings (50 Ho extare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 2 unit (rent) & E0 nability at £180	uses) DPH) dph. 1%) ts p.a. 100% per unit (interm	ediate)							
									409	6 Affordable H Social Rent to In	ousing								
idy a	50 dwellin 59 Hectare Gross Absorpti Plannin t £48500 per unit Sustainabilit 40% Affo	e Area: One gs (50 Hous site @(35 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £2600 pe y at £1800 pe	ses) PH) dph. a. 6 r unit (intermediate unit unit unit unit unit unit unit unit	te) Subsidy	dwelling .59 Hectare : Gross Absorptic Planning at £48500 per unit : Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. i. unit (intermedia unit	te) Subsidy	Valu dwelling .59 Hectare Gross Absorpt Plannin at £48500 per unit Sustainabil 40% Affe	e Area: One gs (50 House site @(35 E) s profit: (20%) ion: 50 units p ng gain at 1000 i(rent) & £26000 pe try at £1800 pe profable Hoo	e es) IPH) dph. .a. .a. .a. .a. .a. usina	e) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili 40% Affo	e Area: One gs (50 House gs (50 House gs ite @(35 Di g profit: (20%) ion: 50 units p. ng gain at 1000 (rent) & £26000 per ty at £1800 per pordable Hou	s) PH) dph. a. b. r unit (intermedial unit	te) Subsid	dwelling 1.59 Hectare Gross Absorpti Planning y at £48500 per unit Sustainabili 40% Affo	profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	S) PH) dph. a. unit (intermedia) unit
	30 (Social I	Rent to Inter	rmediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inte	rmediate)		6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)
		GREENFIELD		1631		INDUSTRIAL1		1631		INDUSTRIAL2		1231		PDL		1631	REDU	CTION TO AFFOR	RDABLE
F	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 42%	MIDDLE 38%	UP 37%
ŀ	**	**	**	2011		**	**	2011	**	**		2011	**		**	2011	43%	39%	37%
ŀ	**	**	**	2012	**	**	**	2012	**	**	**	2012	()	**	**	2012	46% 47%	41%	38% 39%
ŀ	* >	**	**	2014	4)	**	**	2014	A >	**	**	2014	(+	**	**	2014	52%	44%	40%
ļ	A)	**	**	2015 2016	4)	**	**	2015 2016	A >	**	**	2015 2016	* * *	**	**	2015 2016	59% 57%	48% 48%	43% 42%
ŀ	4)	**	**	2017	* >	**	**	2017	A P			2017			**	2017	55%	46%	41%
Į	* >	**	**	2018 2019	* >	**	**	2018 2019	* >	**	**	2018	4.4	**	**	2018 2019	52% 50%	45% 44%	41% 40%
ŀ	**	**	**	2019	**	**	**	2019	**	**	**	2019	**		**	2019	48%	44%	39%
Į	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	46%	43%	39% 38%
ŀ	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	45% 44%	42% 41%	38%
þ	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	44%	41%	38%
ŀ	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	43% 43%	41% 42%	38% 38%
								Subsidy	50 d 1.59 He Ab Pl at £48500 per u Sustai	alue Area: 0 dwellings (50 Ho ectare site @(35 Gross profit: (20 sorption: 50 uni anning gain at init (rent) & £26 nability at £180 6 Affordable H	uses) DPH) dph. 196) ts p.a. 00% 0000 per unit (ir	ntermedia	ste)						

Subsidy	50 dwellin 59 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit 40% Affo	gs (50 Houssite @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwelling: 59 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit 40% Affo	s (50 Houses site @(35 DF profit: (20%) on: 50 units p.a. g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit sing	te) Subsidy	dwelling .59 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 40% Affe	gs (50 House site @(35 D s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermediat r unit using	e) Subsidy	dwelling 1.59 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit 40% Affo	s (50 House site @(35 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe by at £1800 pe	es) PH) dph. a. 6 r unit (intermedia r unit using	te) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabili 40% Affo	s (50 House site @(35 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe ty at £1800 pe	S) PH) dph. a. b. r unit (intermediate) sing
			mediate)				mediate)			Kent to mite	iniediate)	TEST	7 SHEET 1	Kent to mie	mediate		7 SHEET 1		
	Cons. print (CDN)																		
2010		State Company Compan																	
2011	State Column Co																		
2012 2013	Scheeling (20 Leave) Scheeling (20 Lea																		
2014		Stituted by Chicago Chic																	
2015	4.4	State Column Co																	
2016 2017		State Stat																	
2018	A >	State Company Compan																	
2019 2020		State Compare Compar																	
2020		State Company Compan																	
2022	Scheduler, CO Lances Comment (CO Lance) Comm																		
2023 2024	State Stat																		
2025	Standard College Col																		
2026	**	Silenting (Of teach)																	
	50 dwellin 59 Hectare : Gross Absorpti Plannin at £36000 per unit	gs (50 House site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per	es) PH) dph. a. unit (intermediat		dwelling 59 Hectare s Gross Absorptio Planning at £36000 per unit (s (50 Houses site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per	S) PH) dph. a. unit (intermedia	1	Sustain 40% 70:30 (S Valu dwelling .59 Hectare Gross Absorpt Plannir at £36000 per unit	hability at £1800 6 Affordable Heiocial Rent to Interest One gas (50 House site @(35 D s profit: (20%) lion: 50 units p. ng gain at 1009 ((rent) & £24000 pc	oper unit ousing termediate) PS) PH) dph. a. 6	1	Value dwelling 1.59 Hectare Gross Absorpti Plannin y at £36000 per unit	s (50 House site @(35 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe	es) PH) dph. a. 6 r unit (intermedia		dwelling 1.59 Hectare Gross Absorpti Plannin y at £36000 per unit	s (50 House site @(35 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe	S) PH) dph. a. b. r unit (intermediate)
	Sustainabilit	y at £1800 per rdable Hou	unit sina		Sustainabilit	y at £1800 per rdable Hou	unit sina						Sustainabilit	ty at £1800 pe ordable Hou	r unit J sina		Sustainabili	ty at £1800 pe ordable Hou	unit Isina
	:30 (Social I				:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inte	rmediate)	71	0:30 (Social	Rent to Inte	rmediate)
TEST	B SHEET 1	CREENEIEI D		TEST	B SHEET 1	INDUSTRIAL 1		TEST	8 SHEET 1	INDUSTRIAL 2		TEST	8 SHEET 1	DDI		TEST		CTION TO AEEO	DARI E
	10																		
2010 2011	## Company (A) Company (A)																		
2012	State Company Compan																		
2013	90 Auditing (O House)																		
2014 2015	90 Auding (O House)																		
2016	Scheduling (Of Unition) Scheduling (Of U																		
2017 2018	State Company Compan																		
2018	50																		
2020	Schedulers (10 Lance) Compared (10 Lance) Compare																		
2021 2022	Scheduling (Ottocom)																		
2023	Scheduling (Ottocom)																		
2024 2025	Schedulers (Chi Lamon) Compared (Chi Lamon) Compare																		
2026		## Standards (20) Learning (20																	
					Valu	e Area: 0		Subsidy	1.59 He Abs Pl: at £36000 per u Sustail 40% 70:30 (S Val	ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & £24 6 Affordable He locial Rent to Init ue Area: 0	DPH) dph. (%) (s p.a. 00% 000 per unit (in 0 per unit ousing	ntermedia	Valu				Vali	ue Area: 0	
TEST	O site Gro Ab Planni Su Susta O% Affor	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable House	sing	TEST	Gro Abs Plannir Su Susta 0% Affor	ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing	TEST	0 sit Gr At Plann S Sust 0% Affo	e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing	TEST	O site Gro Ab Planni Su Susta O% Affor	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing	TEST	Gro Ab Planni Su Susta 0% Affo	oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing
	DOWN		(IP	4	DOWN		TIP	-			LIP	4			LIP	-			
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
)				0				0				0	-	-	-	0	0%		
	-	-		0	-	-		0	-			0				0	0%	0%	0%
	1																		
	1																		
!	Section Sect																		
	Control Cont																		
	10 American (10 Lower) 10 American																		
)		Backlerg 10 Backlerg 1																	
)		Secretary Col. Secret																	
)		The process of the pr																	
	-	-	-	<u>o</u>	-	-	-	o .		0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0) h.)	o .	-	-	-	o .	0%	0%	0%

TEST	0 dv 0 site Gre Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0	sing	TEST 1	dwi O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) @(0) dph. as profit: 0 orption: 0 ag gain at 0% osidy at 0 nability at 0	ing	TEST	dw O site Gro Ab Planni Su Susta O% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST	dw O site Gro Abs Planni Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0	sing	TEST	dw O site Gro Ab: Plannli Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	000000000000000000000000000000000000000	DOWN	INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 flanning gain at 1 Subsidy at 0 Sustainability at	o. 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		200 TO AFFOR AFFOR MIDDLE MIDL	OABLE UP OY
Subsid	50 dwellin 59 Hectare : Gross Absorpti Plannin by at £0 per unit (Sustainabili 40% Affo : 30 (Social I	igs (50 Hous site @(35 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ity at £600 per ordable Hou	es) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling: 59 Hectare s Gross; Absorption Planning y at £0 per unit (in Sustainabilit 40% Affoi :30 (Social F	s (50 House: lite @(35 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un y at £600 per rdable Hou	S) PH) dph. it (intermediate unit sing	Subsit	Value dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 40% Affc 0: 30 (Social	e Area: One gs (50 House site @(35 Di profit: (20%) lon: 50 units p. gg gain at 100% (rent) & £0 per un lity at £600 per ordable Hou	s) PH) dph. a. b init (intermediate) unit using	Subsi	dwelling 1.59 Hectare s Gross Absorptic Planning sidy at £0 per unit (Sustainabili 40% Affo 0:30 (Social F	s (50 House site @(35 DI profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ui ty at £600 per rdable Hou	S) PH) dph. a. a. bit (intermediate) unit unit) Subsid	dwelling 1.59 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabili 40% Affo 0:30 (Social F	s (50 House: site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per rdable Hou	b) PH) dph. it (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-		INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	A P	**	**	2011	*)	**	**	2011	->	**	**	2011	(*	**	**	2011	63%	50% 51%	47%
2012 2013	(+	**	**	2013	*)	**	**	2013	A >	**	**	2013	**	**	**	2013	67% 68%	54%	48%
2014 2015	(v v v	**	A A	2014 2015	4) (v	A A	**	2014	(v	A A	**	2014 2015	* *	()	**	2014	74% 83%	58% 63%	50% 52%
2016 2017	Section Sect																		
2018 2019		**	**	2018		**	**		* >	**	**	2018		**	**		70%	57%	49%
2020	* >	**	**	2020	* >	**	**	2020	A P		**	2020	4 🕶	**	**	2020	63%	54%	46%
2022	**	**	**	2022	**	*	**	2022	**	**	**	2022	**	**	**	2022	57%	51%	44%
2023 2024																			
2025 2026	**	**				**	**		**						**		54% 53%		43% 43%
Subsid	50 dwellin 59 Hectare : Gross Absorption Plannin by at £0 per unit (Sustainable 40% Afformation	igs (50 Hous site @(35 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur lility at £0 per u	es) PH) dph. a. bit (intermediate) unit using	Subsid	dwelling: 59 Hectare s Gross Absorptic Planning y at £0 per unit (i Sustainabil 40% Affor :30 (Social F	s (50 House: site @(35 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un ity at £0 per u	S) PH) dph. it (intermediate nit Sing	1 Subsir	50 d 1.59 Het Sidy at £0 per u Sustai 40% 70:30 (\$ Cross Absorpti Plannin dy at £0 per unit Sustai 40% Absorpti Plannin 40 Absorpti 40% Affc 60:30 (\$Cocial	wellings (50 Houcitare site @(35 is irross profit: (20' orption: 50 unit anning gain at 11 init (rent) & EO p nability at E600 in Affordable Hocalal Rent to Int e Area: One gs (50 House site @(35 D) ion: 50 units p. gr gain at 100 gr gain at 100 (rent) & EO per un illty at EO per un profable Houcitare @(35 D) gr gain at 100 gr gain at 100 gr gain at 100 profable Houcitare @(35 D) profable Houcitare @(35 D) profits (20%)	uses) DPH) dph. %) s p.a. you per unit (interme per unit ususing ermediate) s) PH) dph. a. b. init (intermediate) init intermediate) init intermediate) init intermediate)	Subsi	dwelling 1.59 Hectare s Gross Absorptic Planning sidy at £0 per unit (Sustainabi 40% Affo 0:30 (Social F	s (50 House site @(35 DI profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u lity at £0 per u rdable Hou	S) PH) dph. a. iii (intermediate) init issing) Subsid	dwelling 1.59 Hectare: Gross Absorptil Planning y at £0 per unit (r Sustainabl 40% Affo 0:30 (Social F	s (50 House: site @(35 Df profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. it (intermediate) nit sing
TEST	12 SHEET 1	GREENFIELD		TEST 1	2 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
2010			UP A A	2010				2010				2010	DOWN		UP A A	2010			UP 45%
2011 2012													(v						
2013	* >	**	••	2013	*)	**	**	2013	A >	**	**	2013	* *	**	**	2013	67%	54%	48%
2014 2015	**				1+				• •				• •				82%		
2016 2017													* *						
2018	A >	**	••	2018	* >	**	**	2018	A >	**	**	2018	**	**	**	2018	70%	57%	49%
2019 2020													(+						
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021		**	**	2021	59%	52%	45%
2022 2023																			
2024 2025																			
2025 2026									**	**	**								
								Sub	50 d 1.59 Her C Abs Pla sidy at E0 per u Sustr 40%		uses) DPH) dph. %) s p.a. 100% ter unit (intermeter unit busing	ediate)							

ıbsidy	50 dwelling 59 Hectare s Gross I Absorptio Planning y at £0 per unit (r Sustainability 40% Affoi	gs (50 Hous site @(35 Di profit: (20%) in: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate runit	e) Subsid	dwelling 59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo	s (50 Houses site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. ii. iit (intermediate; unit sing) Subsi	dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe 0:50 (Social	gs (50 House site @(35 Dl s profit: (20%) ion: 50 units p.: ig gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou	PH) dph. i. it (intermediate unit sing	Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit 40% Affo	s (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. 6 init (intermediate) r unit using) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabilit 40% Affo	is (50 House site @(35 Di profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per prdable Hou	S) PH) dph. a. it (intermedia unit sing
	3 SHEET 1		•					TEST	13 SHEET 1		•				•		13 SHEET 1		
Ε	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
D 1									A.				()						
2	A)		**	2012			**	2012	* *	**		2012	1.4	**	**	2012	59%	46%	41%
3 4	A >	## calculating Chi Nazzani 100 1																	
5	~ ~																73%		
6	(•												**						
7 B	4.)	The control of the																	
9	A)	## chartery for Neuron 1 1																	
0	**	## desired for Name of Language of Languag																	
1 2																			
3		**	**	2023	**		**	2023	**		* *	2023		**	**	2023	47%	43%	37%
4 5																			
6	**			2026												2026			
					Value	Area: One		Sut	Abs Plisidy at £0 per u Sustain 40% 50:50 (S	Gross profit: (20% corption: 50 unit: anning gain at 10 init (rent) & 60 p nability at £1800 6 Affordable Ho iocial Rent to Inte e Area: One	b) p.a. p.a. 0% er unit (interm per unit using rmediate)	ediate)	Value	a Area: One)		Value	Area: One	
ubsidy O: 1	59 Hectare s Gross i Absorptio Planning y at £0 per unit (r Sustainability 40% Affoi	ofte @(35 Di profit: (20%) in: 50 units p. gain at 100% rent) & £0 per un y at £1800 per rdable Hou Pent to Inter	PH) dph. a. bit (intermediate unit unit	Subsid	dwelling 59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 40% Affo 100 (Social I	s (50 Houses site @(35 DF profit: (20%) on: 50 units p.a. g gain at 100% grent) & £0 per ry at £1800 per rdable Hou Rent to Inter	S) PH) dph. ii. iit (intermediate unit Sing) Subsi	dwelling .59 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 40% Affe 100 (Social	gs (50 House site @(35 Di s profit: (20%) ion: 50 units p.: g gain at 100% (rent) & £0 per ur by at £1800 per ordable Hou Rent to Inter	H) dph. i. it (intermediate unit sing	Subsi	dwelling 1.59 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabilit 40% Affor	IS (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 1000* (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. it (intermediate r unit unit using) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit 40% Affic :100 (Social I) 14 SHEET 1	is (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per wrdable Hou Rent to Inter	s) PH) dph. a. it (intermediation unit sing mediate)
Г	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN		UP		DOWN		UP	1	DOWN	MIDDLE	UP
ŀ	**	**			**	**	**		**	**			* *	**	**			24%	22%
ŀ	**																		
t	**				**														
•	A)	Content Cont																	
ŀ													A P						23%
Ī																	37%	28%	22%
Ī																			
t			**								* *						29%	25%	20%
ŀ																			
ŀ																	26%	23%	19%
F																			
ŀ											**					2026			19%
	O dw O site Gros Abs Plannin Sul Sustal	rellings (0) • @(0) dph. ss profit: 0 orption: 0 ig gain at 0% bsidy at 0 inability at 0 dable House	sing		dw O site Gro Ab Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 erdable House	iing	Sut	Abb Pissidy at E0 per u Sustain 40% 0:100 (S Val dv O sirt Gr At Plann S Sustain	Gross profit: (20's corption: 50 units canning gain at 1' unit (rent) & E0 pn and 6 Affordable He locial Rent to Intue Area: 0 vellings (0) e @(0) dph. oss profit: 0 soorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable House House House House House Policy at 0 and 1 pn an	6) p.a. 0% er unit (interm per unit using rmediate)	ediate)	dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou			dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 ainability at 0 ardable Hous	sing
T 1	5 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
-				1				4				1			Т.	1	REDU		
ŀ	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
Į	-		-	0	-	-	-	0	-	-		0	-	-	-	0			
ŀ			-	0				0				0	-	-	-	0			
ŀ	-	-	-	0			-	0	-			0		-	-	0	0%	0%	0%
Į			-	0	-	-	-	0		-		0	-	-	-	0			
ŀ				o				0				0				o	0%	0%	0%
Į	-	-	-			-	-	0	-	-	-	0	-	-	-	0			0%
ŀ			-	0				0				0		-		0			0%
ţ	-	-	-	0			-	0	_			0		-	-	0			
Į			-	0	-	-	-	0	-	-		0	-	-	-	0			0%
ŀ			-	o o				ō	-			0	-			ō	0%		0%
ļ	-	-	1																
_	-			TEST 15 SHEET 1															
									ı	O dwellings (0) O site @(0) dph Gross profit: O Absorption: O Planning gain at 0	%								

Subsid	50 dwellin 59 Hectare: Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate runit) Subsic	dwelling 59 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(35 D) ion: 50 units p ing gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	es) PH) dph. a. 6 init (intermediate r unit using) Subsi	dwelling 1.59 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. bit init (intermediate r unit using	e) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £1800 per prodable Hou	S) PH) dph. a. bit (intermediate) r unit
TEST	16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1			TEST	16 SHEET 1			TEST	16 SHEET 1		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	1.4	**	**	2010	4)	**		2010	A)	**	**	2010	**		**	2010	68%	51% 53%	46% 48%
2012	• •	**	**	2012	A >	**	**	2012	4.4	**	**	2012	• •	()	**	2012	73%	56%	49%
2013 2014	**	* *	**	2013	* *	**	**	2013	(v	**	**	2013	**	()	* *	2013	74% 83%	57% 61%	49% 52%
2015	**	4.4	A >	2015	**	* >	* >	2015	**	* >		2015	**	**	*>	2015	95%	67%	54%
2016 2017		A }	A P	2016 2017	• • •	A)	4)	2016	**	A }	A)	2016 2017	•••	(-	A)	2016 2017	90%	66% 63%	53% 52%
2018 2019	••	A)		2018 2019		4)	4.3	2018 2019	4+	A }		2018 2019	••	(v	4)	2018 2019	77%	61% 58%	50% 49%
2020	* >	**	**	2020	*)			2020	4)	**	**	2020	**		**	2020	67%	56%	47%
2021 2022	A):	**	**	2021	A)	**	**	2021 2022	A)	**	**	2021	(*	**	**	2021	63%	54% 53%	46% 45%
2023	**	**	**	2023		**		2023	**	**	**	2023	· · ·	**	**	2023	58%	52%	44%
2024 2025	**	**	**	2024	**	**		2024 2025	**	**	**	2024	**		**	2024	57% 56%	51% 51%	44%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	56%	52%	44%
	50 dwellin	e Area: One	es)		dwelling	Area: One s (50 House:	s)		Abs Pir sidy at E0 per u Sustain 40% 70:30 (S Valu dwelling	ctare site @(35 Gross profit: (25 Gross profit: (25 Gross profit: 50 unit anning gain at 1 Init (rent) & E0 Init (rent) & E0	%) s p.a. 00% oper unit (interm oper unit oper		dwelling	Area: One	s)		dwelling	e Area: One is (50 House	s)
Subsid	Absorption Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	a. hit (intermediate r unit using) Subsid	Absorption Planning By at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. hit (intermediate unit sing	s) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	site @(35 D s profit: (17%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou Rent to Inte	a. 6 nit (intermediate r unit using	Subsi	Absorption Planning idy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	a. hit (intermediate r unit using	e) Subsid	Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (17%) on: 50 units p. g gain at 1009 rent) & £0 per u sy at £1800 per prodable Hou	a. hit (intermediate) unit unit
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 59%	MIDDLE 50%	UP 45%
2011	A >	**	**	2011	* >		**	2011	A >	**	**	2011	(v	**	**	2011	62%	51% 53%	46% 48%
2013	A }	**	**	2012	*>	**		2012 2013	* >	**	**	2012 2013	**	**	**	2012	66%	54%	48%
2014 2015	(*	**	**	2014	(v	A A	**	2014	4) (v	**	**	2014	* *	1 *	**	2014	73%	57% 62%	50% 52%
2016		**	**	2016	* >			2016	4 +	**	**	2016	**		**	2016	77%	61%	51%
2017 2018	4+	**	**	2017	* >	**	**	2017	A }	**	**	2017 2018	**	**	**	2017	73% 69%	59% 57%	50% 49%
2019	* >	**	**	2019	* >	**	**	2019	A >	**	**	2019	4.*	**	**	2019	65%	55%	47%
2020 2021	4.5	**	**	2020 2021	* *	**	**	2020	* * *	**	**	2020 2021	4.4	**	**	2020	62% 59%	54% 52%	46% 45%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	56%	51%	44%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	55% 54%	50% 49%	44% 43%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	53% 53%	49% 50%	43% 43%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sut	1.59 He Absolute All Absolute All Absolute All Absolute All Absolute All Absolute Ab	wellings (50 Mo ctare site @(35 Gross profit: (17 korption: 50 unil anning gain at 1 unit (rent) & E0 6 Affordable Hi octal Rent to Ini ue Area: 0 vellings (0) ossorption: 0 ing gain at 0% obsidy at 0 alnability at 0	DPH) dph. %) s p.a. 00% ser unit (interm) per unit susing ermediate)	ediate)	dw O site Gro Abs Plannii Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0 ig gain at 0% bsidy at 0 inability at 0 dable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ilnability at 0 rdable Hou	sing
TEAT		0		TEAT		0		TEAT		0		TEAC		0		Tron		0	•
IEST	18 SHEET 1	GREENFIELD		IEST	18 SHEET 1	INDUSTRIAL1		IEST	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST	18 SHEET 1 REDU	CTION TO AFFO	RDABLE
0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0				o o				ő	-	-	-	o	-			ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-		0				0	-			0	-		-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0		-		o				o		-	-	0	-		-	o	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-		0	-		-	0	-		-	0	0%	0%	0%
0	-	-		0		-		o	-			0	-	-	-	0	0%	0% 0%	0% 0%
0				0	-	-		0		- Value Area:	-	0	-			0	0%	0%	0%
									F	O dwellings (0) dpl O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) n.) 0%								

Value Area: 0 Odwellings (0) Osite #(0) dph. Osite #(0) dp
O site @(0) dph. Gross profit 0 Absorption: 0 / Absorption: 0
Gross profit: 0
Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O% Affordable Housi
Planning gain at 0% Subsidy at 0 Subsidiarity at 0
Subsidy at 0 Subs
Sustainability at 0 O% Affordable Housing 0 O% Affordable Housin
O% Affordable Housing
CET 19 SHEET 1 TEST 20 SHE
TEST 19 SHEET 1
DOWN MIDDLE UP DOWN
0
National Process National Pr
0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0 O O O O O O O O O
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0
Value Area: 0 0
Value Area: 0 O Value Area: 0 O O O O O O O O O
Value Area: 0 O value Area: 0
O deelings (0) O steelings (0) O deelings (0) O deelings (0) O steelings (0) O deelings (0) O deelings (0) O deelings (0) O deelings (0) O steelings (0)
Uslue Area: 0 Oste @(0) dph. Osk Affordable Housing Value Area: 0 Okwellings (0) Oste @(0) dph.
Cross profit: 0
Assorption: 0 Planning gain at 0% Substinability at 0 O O O O O O O O O
Planning gain at 0% Substainability at 0 Sustainability at 0
Substitution Subs
Sustainability at 0 O% Affordable Housing O
O'Adue Area: 0
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0)
Value Area: 0 Value Area: 0 Value Area: 0 Odwellings (0) Odwelli
O dwellings (0)
O site @(0) dph. Gross profit: 0 Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1
Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0% Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1
Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainabilit
Subsidy at 0 Subsidiability at
Sustainability at 0 Sustainability at 0 O% Affordable Housing O% Affor
0% Affordable Housing 0<
0 0 0 0 0 0 0 ST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1
ST 20 SHEET 1 TEST 20 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL REDUCTION TO AFFORDABLE
DOWN MIDLE UP DO
0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
- - 0
- - 0 - - 0 0 - - 0 0
Value Area: 0 O detellings (0) O stellings (0)
- - 0 - - 0 0 - - 0 0

Figure 3 - Sensitivity Testing

ubsidy	50 dwellin 59 Hectare : Gross Absorptio Planning y at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. 6 nit (intermediate r unit) Subsit	50 dwelling 59 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	PH) dph. a. it (intermediate unit sing	e) Subsi	50 dwellin .59 Hectare Gross Absorpt Plannin dy at £0 per unit Sustainabil 40% Affe	e Area: One ngs (50 House site @(35 D s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ity at £1800 per prodable House Rent to Inte	ses) PH) dph. .a. .6 unit (intermediate or unit unit using	e) Subsi	50 dwellin .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One ags (50 Hous site @(35 Di profit: (20%) on: 50 units p. ag gain at 100% (rent) & £0 per up at £1800 per profable Hou Rent to Inter	es) PH) dph. a. init (intermediate r unit	e) Subsid	50 dwellin 1.59 Hectare Gross Absorpti Plannin iy at £0 per unit (Sustainabili	profit: (20%) ion: 50 units p. ig gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate unit
	SHEET 1				1 SHEET 1				1 SHEET 1				1 SHEET 1				1 SHEET 1		
Г	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	┥	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	+	DOWN	MIDDLE	DABLE UP
D	* >		**	2010	* >	**		2010	* >	**	**	2010	7.7	**	**	2010	61%	50%	46%
1 2	(*	**	**	2011	4)	**	**	2011	* >	**	**	2011		**	**	2011	64%	52% 54%	47% 48%
3	(*	**	**	2013	* >	**	**	2013	A >	**	**	2013	~ ~	**	**	2013	69%	55%	48%
4		**	**	2014		**	**	2014	(*	A.A		2014	**	()		2014	76%	59% 63%	50% 53%
	• •	*)	A)	2016		A)	A >	2016	• •	A)	* >	2016		(+	A)	2016	81%	62%	52%
	V V	4.7	* *	2017	A >	* *	*)	2017		* *	.,	2017	~ ~	4.4	* *	2017	76%	60% 58%	50% 49%
ł	A)			2019	A)			2018	A }			2019		**		2018	67%	56%	49%
I	* >	**	**	2020	* >	**	**	2020	* >	**	**	2020	(*	**	**	2020	63%	54%	47%
H	4.5	**	**	2021	* *	**	**	2021	A P	**	**	2021	4.4	**	**	2021	60% 58%	53% 51%	46% 45%
Ī	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	56%	50%	44%
ŀ	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	55% 54%	50%	44% 43%
ł	**	**		2026	**			2026	**		**	2026				2026	54%	51%	43%
	50 dwellin 59 Hectare : Gross Absorptio Plannin y at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 pe	ses) PH) dpha. 6 nit (intermediate		50 dwelling 59 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un y at £1800 per	PH) dph. i. it (intermediate unit		50 dwellin 59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabil	social Rent to In e Area: One ngs (50 House site @(35 D s profit: (20%) ion: 30 units p ng gain at 100% (rent) & £0 per u ity at £1800 pe	ses) PH) dph. a. i. i. i. i. i. i. i. i. i		50 dwellin .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	es Area: One ogs (50 Hous site @(35 Di profit: (20%) on: 30 units p. og gain at 100% (rent) & £0 per u ty at £1800 per	es) PH) dph. a. init (intermediate r unit		50 dwellin 1.59 Hectare Gross Absorpti Plannin By at £0 per unit (Sustainabili	profit: (20%) ion: 30 units p. ig gain at 100% rent) & £0 per un ty at £1800 per	PH) dph. a. bit (intermediate unit
	40% Affo	rdable Hou	using		40% Affo	rdable Hou	sing		40% Aff	ordable Ho	using		40% Affo	ordable Hou	ısing		40% Aff	ordable Hou	sing
	30 (Social F	Rent to Inter	rmediate)		:30 (Social F	Rent to Inter	mediate)			Rent to Inte	rmediate)			Rent to Inter	rmediate)		0:30 (Social	Rent to Inter	mediate)
1 2	SHEET 1	GREENFIELD		IEST	2 SHEET 1	INDUSTRIAL1		IESI	2 SHEET 1	INDUSTRIAL2		IESI	2 SHEET 1	PDL		IESI	2 SHEET 1 REDU	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
ł	4.)	**	**	2010	*)	**	**	2010	4.)	**	**	2010		**	**	2010	62% 65%	51% 53%	46% 47%
I	(+	**	**	2012 2013	* >	**	••	2012 2013	* *	**	**	2012 2013	~ ~	**	**	2012	68%	55% 56%	48% 49%
ł	**	**	4.4	2013	4 b	**	**	2013	4 b	**	**	2013		1 v	* * *	2013	78%	60%	51%
ı	**	* >	A.)	2015	4.*	* >	* >	2015		A.)	* >	2015	• •	(+	* >	2015	83%	63%	52%
Į	4.4	4)	4)	2016 2017	A >	4)	4)	2016	4 ¥	4)	4)	2016 2017	**	(+	4)	2016	79%	61% 59%	51% 50%
ı	4.4	**	**	2018	* >	**	**	2018	* >	**	**	2018	~ ~	**	**	2018	70%	57%	48%
ŀ	4)	**	**	2019	* >	**	**	2019	A }	**	**	2019	1+	**	**	2019	66%	55% 54%	47% 46%
į	**	**	**	2021	**	**	**	2021	* *	**	**	2021	**	**	**	2021	59%	52%	45%
ŀ	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	57% 55%	51%	44%
ł	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	54%	50%	43%
Į	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	54% 54%	50% 51%	43% 43%
	Valua				Velve	Area: One		Sut	1.59 He About the state of the	dwellings (50 Ho extare site @(35 Gross profit: (20 sorption: 30 uni anning gain at 1 unit (rent) & E0 nability at £180 & Affordable H Social Rent to In e Area: One	DPH) dph. 196) ts p.a. 00% per unit (interm per unit ousing termediate)	ediate)	Vale				Valor		
sidy	50 dwellin 59 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo 30 (Social F	profit: (20%) on: 70 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou Rent to Intel	ses) PH) dph. a. a. 6 nit (intermediate r unit using) Subsit	50 dwelling 59 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainability 40% Affo 0:30 (Social F 3 SHEET 1	gs (50 House site @(35 DF profit: (20%) profit: (20%) profit: (20%) g gain at 100% rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	es) PH) dph. it (intermediate unit sing mediate)	e) Subsi	50 dwellii .59 Hectare Gros: Absorpt Plannir dy at £0 per unit Sustainabil 40% Affo D: 30 (Social 3 SHEET 1	ngs (50 Hou: site @(35 D s profit: (20%) ion: 70 units p ng gain at 1009 (rent) & £0 per u ity at £1800 per ordable Hou Rent to Inte	ses) iPH) dph. i.a. i.a. iiii (intermediate ir unit using irmediate)	s) Subsi	50 dwellir .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affc): 30 (Social 3 SHEET 1	e Area: One gs (50 House iste @(35 D) profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Intel PDL	es) PH) dph. a. bi init (intermediate r unit using rmediate)	e) Subsik	50 dwellir 1.59 Hectare Gross Absorpti Plannir ty at £0 per unit (Sustainabill 40% Affc 0:30 (Social 3 SHEET 1 REDU	profit: (20%) Ion: 70 units p. Ig gain at 100% rent) & £0 per ur ty at £1800 per prodable Hou Rent to Inter	es) PH) dph. a. bit (intermediate unit using remediate)
þ	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 61%	MIDDLE 50%	UP 46%
ŀ	4.4	**	**	2011 2012	*)	**	**	2011 2012	A)	**	**	2011 2012	- (*	**	**	2011 2012	63% 69%	52% 54%	47% 49%
Į	4 *	**	**	2013 2014	A)	**	**	2013 2014	4)	**	**	2013	**		**	2013 2014	70% 75%	55% 58%	49% 50%
ı	**	* >	4.)	2015	**	A.)	4.)	2015		A >	A >	2015	- ; ;	(•	A)	2015	87%	64%	53%
ı		*)	A)	2016 2017	4 +	A)	A)	2016	1 *	A)	A)	2016 2017		1.4	*)	2016 2017	83% 78%	63% 61%	53% 51%
ļ	4 *	**	**	2018 2019	4)	**	**	2018 2019	A)	**	**	2018 2019	**	4.5	**	2018 2019	73% 69%	59% 57%	50% 48%
ŀ	A)	**	**	2020	* >	**	**	2020	A >	**	**	2020	(♥	**	**	2020	65%	55%	47%
ļ	4.4	**	**	2021 2022	* *	**	**	2021	A P	**	**	2021	(v	**	**	2021	61% 59%	54% 52%	46% 45%
t	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	56%	51%	44%
ŀ	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	55% 54%	50% 50%	44% 44%
	**	**	**	2026	**	**	**	2026	V	alue Area:	One	2026	**	**	**	2026	54%	51%	44%
								Sut	1.59 He Ab: Pl osidy at £0 per u Sustai	wellings (50 Ho ctare site @(35 Gross profit: (20 sorption: 70 uni anning gain at 1 unit (rent) & E0 nability at £180 6 Affordable H	DPH) dph. 1%) ts p.a. 00% per unit (interm 0 per unit	ediate)							

ibsidy	50 dwellin 59 Hectare : Gross Absorpti Plannir y at £0 per unit (Sustainabillit 40% Affo	gs (50 House gs (50 House site @(35 D profit: (20%) on: 50 units p. gg gain at 50% (rent) & £0 per u yg at £1800 pe urdable Hou Rent to Inter	ses) PH) dph. a. nit (intermediate r unit using	e) Subsi	dwelling .59 Hectare : Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. i. it (intermediat unit sing	e) Subsi	dwelling .59 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 40% Affe	e Area: One gs (50 House site @(35 D s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u ity at £1800 per bordable Hou Rent to Inte	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwelling .59 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House gs (50 House gsite @(35 Di g profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per ty at £1800 per brdable Hou Rent to Inter	S) PH) dph. a. hit (intermediate unit	e) Subsic	dwelling 1.59 Hectare Gross Absorpti Planni by at £0 per unit (Sustainabili	profit: (20%) ion: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit
	SHEET 1				4 SHEET 1				4 SHEET 1				4 SHEET 1				4 SHEET 1		
г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
,	A A	MIDDLE	0F	2010	A A	MIDDLE	- A A	2010	A A	A A	- A A	2010	DOWN	A A	- A A	2010	59%	49%	45%
1 2	* >	**	**	2011	* >	**	**	2011	A >	**	**	2011		**	**	2011	61%	51%	46%
ŀ	* >	**	**	2012	* >	**	**	2012	* *	**	**	2012	••	**	**	2012	65% 66%	53% 53%	47% 48%
ı	4.4	**	**	2013		**	**	2013	A >	**	**	2013		**	**	2013	72%	57%	48%
ı	**			2015	4 =	A >	. ,	2015		A >		2015				2015	80%	61%	52%
ı	• •	* >	* >	2016	* >	A P	A >	2016	4.*	A P	A >	2016	* *	(*	* >	2016	77%	60%	51%
Į	4.7	**	**	2017	* >	**	**	2017	* >	**	**	2017	**	()	**	2017	72% 68%	58% 56%	49%
H	* >	**	**	2018	**	**	**	2018	A P	**	**	2018	(•	**	**	2018	65%	55%	48% 47%
ľ	A >	**	**	2020	A)	**	**	2020	A P	**	**	2020		**	**	2020	61%	53%	46%
	**	**	**	2021	**	**	**	2021	**	**	**	2021	**		**	2021	58%	52%	45%
ļ	**	**	**	2022	**	**		2022	**	**	**	2022	**	**	**	2022	56% 54%	50% 49%	44% 43%
ŀ	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	53%	49%	43%
ŀ	**	**	**	2025		**	**	2025	**		**	2025				2025	53%	49%	43%
	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	52%	50%	43%
	50 dwellin 59 Hectare : Gross Absorpti Plannin y at £0 per unit (gs (50 Hous gs (50 Hous site @(35 D profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u ry at £1800 pe	ses) PH) dph. a. 6 nit (intermediate		dwelling .59 Hectare : Gross Absorpti Planning dy at £0 per unit (profit: (20%) on: 50 units p.a g gain at 200%	S) PH) dph. n. it (intermediat		70:30 (5 Valu dwelling .59 Hectare Gross Absorpt Plannti dy at £0 per unit	6 Affordable Hoscial Rent to Interpretation of the Affordation of the	termediate) 9 95) PH) dphawhite (intermediate or unit)		dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit	e Area: One gs (50 House site @(35 Di s profit: (20%) ion: 50 units p. ig gain at 200% (rent) & £0 per ur ty at £1800 per	S) PH) dph. a. b hit (intermediate		dwelling 1.59 Hectare Gross Absorpti Plannir by at £0 per unit (e Area: One gs (50 House site @(35 D profit: (20%) ion: 50 units p. gg gain at 200% rent) & £0 per ur ty at £1800 per	s) PH) dph. a. ait (intermediat
70	40% Affo	rdable Hou	ısing		40% Affo	rdable Hou	sing		40% Aff	ordable Ho	using	70	40% Aff	ordable Hou	ısing	_	40% Aff	ordable Hou	ısing
70: T 5	SHEET 1	Rent to Inter	rmediate)): 30 (Social I 5 SHEET 1	Rent to Inter	mediate)	TEST	5 SHEET 1	Rent to Inte	rmediate)		5 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inter	mediate)
-		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
ļ	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 65%	MIDDLE 53%	UP 47%
ł	- (+	**	**	2011	A)	* *	* *	2011	A >	**	**	2011	• • •	**	**	2011	69%	54%	49%
I	**	**	**	2012 2013	A)	**	**	2012 2013	1 *	**	**	2012	**	()	**	2012 2013	75%	57% 58%	50% 51%
ł		A)	A >	2014	* *	A)	A)	2014	~ ~	A)	A)	2014			A)	2014	84%	62%	53%
ı		* >	* >	2015	**	* *	* >	2015	••	A P	* >	2015	**	**	* >	2015	97%	69%	56%
ł	-::-	A >	4)	2016		A)	4)	2016	**	A)	4)	2016	**		A >	2016	92% 85%	67% 65%	54% 53%
ı	**	* >	A >	2018	* >	A >	A >	2018	(+	A >		2018	• •	4.4	. >	2018	79%	62%	51%
ļ	1+	**	**	2019 2020	A)	**	**	2019 2020	A }	**	**	2019 2020	••	()	**	2019 2020	73% 69%	60% 58%	50% 48%
ŀ	* >	**	**	2021	* >	**	**	2021	A F		**	2021	€ ♥		**	2021	65%	56%	47%
Į	4.4	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	4.4	**	**	2022 2023	61% 59%	54% 53%	46% 45%
ŀ		**		2023			**	2023			**	2023		**		2023	58%	52%	45%
Į	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	57% 57%	52% 53%	45% 45%
								Sub	50 o 1.59 He Ab Pl sidy at £0 per u	alue Area: of twellings (50 Ho extare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 2 unit (rent) & E0 nability at £180	uses) DPH) dph. 1%) ts p.a. 100% per unit (interm	ediate)							
									409	6 Affordable H Social Rent to In	ousing								
idy a	50 dwellin 59 Hectare Gross Absorpti Plannin t £48500 per unit Sustainabilit 40% Affo	e Area: One gs (50 Hous site @(35 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £2600 pe y at £1800 pe	ses) PH) dph. a. 6 r unit (intermediate unit unit unit unit unit unit unit unit	te) Subsidy	dwelling .59 Hectare : Gross Absorptic Planning at £48500 per unit : Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. i. unit (intermedia unit	te) Subsidy	Valu dwelling .59 Hectare Gross Absorpt Plannin at £48500 per unit Sustainabil 40% Affe	e Area: One gs (50 House site @(35 E) s profit: (20%) ion: 50 units p ng gain at 1000 i(rent) & £26000 pe try at £1800 pe profable Hoo	e es) IPH) dph. .a. .a. .a. .a. .a. usina	e) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili 40% Affo	e Area: One gs (50 House gs (50 House gs ite @(35 Di g profit: (20%) ion: 50 units p. ng gain at 1000 (rent) & £26000 per ty at £1800 per pordable Hou	s) PH) dph. a. b. r unit (intermedial unit	te) Subsid	dwelling 1.59 Hectare Gross Absorpti Planning y at £48500 per unit Sustainabili 40% Affo	profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	S) PH) dph. a. unit (intermedia) unit
	30 (Social I	Rent to Inter	rmediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inte	rmediate)		6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)
		GREENFIELD		1631		INDUSTRIAL1		1631		INDUSTRIAL2		1231		PDL		1631	REDU	CTION TO AFFOR	RDABLE
F	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 42%	MIDDLE 38%	UP 37%
ŀ	**	**	**	2011		**	**	2011	**	**		2011	**		**	2011	43%	39%	37%
ŀ	**	**	**	2012	**	**	**	2012	**	**	**	2012	()	**	**	2012	46% 47%	41%	38% 39%
ŀ	* >	**	**	2014	4)	**	**	2014	A >	**	**	2014	(+	**	**	2014	52%	44%	40%
ļ	A)	**	**	2015 2016	4)	**	**	2015 2016	A >	**	**	2015 2016	* * *	**	**	2015 2016	59% 57%	48% 48%	43% 42%
ŀ	4)	**	**	2017	* >	**	**	2017	A P			2017			**	2017	55%	46%	41%
Į	* >	**	**	2018 2019	* >	**	**	2018 2019	* >	**	**	2018	4.4	**	**	2018 2019	52% 50%	45% 44%	41% 40%
ŀ	**	**	**	2019	**	**	**	2019	**	**	**	2019	**		**	2019	48%	44%	39%
Į	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	46%	43%	39% 38%
ŀ	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	45% 44%	42% 41%	38%
þ	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	44%	41%	38%
ŀ	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	43% 43%	41% 42%	38% 38%
								Subsidy	50 d 1.59 He Ab Pl at £48500 per u Sustai	alue Area: 0 dwellings (50 Ho ectare site @(35 Gross profit: (20 sorption: 50 uni anning gain at init (rent) & £26 nability at £180 6 Affordable H	uses) DPH) dph. 196) ts p.a. 00% 0000 per unit (ir	ntermedia	ste)						

Subsidy	50 dwellin 59 Hectare: Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwelling: 59 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit sing	te) Subsidy	dwelling .59 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 40% Affe	e Area: One gs (50 House site @(35 D s profit: (20%) lon: 50 units p ng gain at 1007 (rent) & £22000 ps ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. a. funit (intermediat r unit using	e) Subsidy	dwelling 1.59 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. 6 r unit (intermedia r unit using	te) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	S) PH) dph. a. b. r unit (intermediate) sing
	7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1	Kent to mite	iniediate)	TEST	7 SHEET 1	Kent to mie	mediate		7 SHEET 1		
		GREENFIELD		-		INDUSTRIAL1				INDUSTRIAL2				PDL				CTION TO AFFOI	RDABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 50%	MIDDLE 43%	40%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	()	**	**	2011	52%	44%	41%
2012 2013	* >	**		2012	* >	**	**	2012	A }	**	**	2012	1.	**	**	2012	56% 56%	46% 47%	43%
2014	A)	**	**	2014	A)	**	**	2014	A >	**	**	2014	V V	**	**	2014	62%	50%	45%
2015	4.4	**	**	2015	* >	**	**	2015	A >	**	**	2015	~ ~	()	**	2015	70%	55%	47%
2016 2017	4.7	**	**	2016	A >	**	**	2016	A }	**	**	2016 2017		**	**	2016	67% 64%	54% 52%	46% 45%
2018	A >	**	**	2018		**	**	2018	A >	**	**	2018	(♥	**	**	2018	60%	51%	44%
2019 2020	4.4	**		2019	**	**	**	2019	**	**	**	2019	4.4	**	**	2019	57% 55%	49% 48%	43% 42%
2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2021	52%	47%	42%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	50%	46%	41%
2023 2024	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023 2024	49% 48%	45% 45%	40% 40%
2025	**	**	**	2025	**	**	**	2024	**	**	**	2025	**	**	**	2025	48%	45%	40%
2026	**	**	**	2026	* *	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	48%	45%	40%
	50 dwellin 59 Hectare : Gross Absorpti Plannin at £36000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	es) PH) dph. a. unit (intermediat		dwelling 59 Hectare s Gross Absorptio Planning at £36000 per unit (profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermedia	1	Sustain 40% 70:30 (S Valu dwelling .59 Hectare Gross Absorpt Plannir at £36000 per unit	init (rent) & E22 nability at £1800 & Affordable He locial Rent to Inite Area: One gs (50 House site @(35 D) s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & E24000 pet ty at £1800 pe	oper unit ousing termediate) PS) PH) dph. a. 6	1	Value dwelling 1.59 Hectare Gross Absorpti Plannin y at £36000 per unit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. 6 r unit (intermedia		dwelling 1.59 Hectare Gross Absorpti Plannin y at £36000 per unit	profit: (20%) on: 50 units p. g gain at 1009	S) PH) dph. a. b. r unit (intermediate)
	Sustainabilit	y at £1800 per rdable Hou	unit sina		Sustainabilit	y at £1800 per rdable Hou	unit sina			ty at £1800 pe ordable Hou			Sustainabilit	ty at £1800 pe ordable Hou	r unit J sina		Sustainabili	ty at £1800 pe ordable Hou	unit Isina
	:30 (Social I				:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inte	rmediate)	71	0:30 (Social	Rent to Inte	rmediate)
TEST	B SHEET 1	GREENFIELD		TEST	B SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1	CTION TO AFFOI	DARI E
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010	46% 48%	41% 42%	39% 39%
2012	*)			2012	*)		**	2012	* *	**	**	2012	1 🕶		**	2012	51%	44%	41%
2013	* >	**	**	2013	* >	**	**	2013	* >	**	**	2013		**	**	2013	52%	44%	41%
2014 2015	4.4	**	**	2014	A)	**	**	2014	A P	**	**	2014		**	**	2014	57% 65%	47% 51%	43% 45%
2016	* >	**	**	2016	A >	**	**	2016	A >	**	**	2016	••	**	**	2016	63%	51%	44%
2017 2018	A P	**	**	2017	A >	**	**	2017	A }	**	**	2017	(+	**	**	2017 2018	59% 57%	50% 48%	43% 43%
2018	4)	**		2019	4)	**	**	2018	4)	**	**	2018	1.	**	**	2018	54%	48%	43%
2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	51%	46%	41%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	49% 48%	45% 44%	40% 40%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023		**	**	2023	47%	43%	39%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	46% 46%	43% 43%	39% 39%
2026				2026	**			2026		***	**	2026		**		2026	46%	43%	39%
		ue Area: 0			Valu	e Area: 0		Subsidy	1.59 He Abs Pl: at £36000 per u Sustail 40% 70:30 (S Val	wellings (50 Ho ctare site @(35 Sross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & £24 hability at £1806 & Affordable Hi locial Rent to Init ue Area: 0 vellings (0)	DPH) dph. (%) (s p.a. 00% 000 per unit (in 0 per unit ousing	ntermedia	Valu	Je Area: 0			Vali	ue Area: 0	
TEST	O site Gro Ab Planni Su Susta	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 ordable Hous	sing	TEST	Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 idable Hous 0	sing	TEST	O sit Gr At Plann S Sust	e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing	TEST	O site Gro Ab Planni Su Susta	e @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 alnability at 0 rdable Hou 0	sing	TEST	Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	-	REDU DOWN	MIDDLE	RDABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
)				0				0				0	-	-	-	0	0%	0%	0%
	-	-		0	-	-		0	-			0				0	0%	0%	0%
		-		0				0		-		0	-	-	-	0	0%	0%	0%
	-	-		0	-	-		0	-		-	0		-		0	0%	0%	0% 0%
!				0		-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
	-			0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
				0				0			-	0		-		0	0%	0%	0%
)		-		0		-		0				0	-			0	0%	0%	0%
)				0		-		0				0	-	-		0	0% 0%	0% 0%	0% 0%
)		-		0				0	-	-	-	0	-	-		0	0%	0%	0%
	-	-	-	<u>o</u>	-	-	-	o .		O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0) h.)	o .	-	-	-	o .	0%	0%	0%

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST 1	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 ellings (0) @ (0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 velling gain at 0% ubsidy at 0 elinability at 0 rdable Hous	sing	TEST	dw O site Gro Abs Plannir Su Susta	le Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% idsaldy at 0 idability at 0 rdable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	000000000000000000000000000000000000000	DOWN	INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	NDUSTRIAL2 MIDOLE MIDOLE	o. 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		200 TO AFFOR AFFOR MIDDLE MIDL	OABLE UP OY
Subsid	50 dwellin 59 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabili 40% Affo	e Area: One ggs (50 Hous site @(35 Di profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur tly at £600 per ordable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling: 59 Hectare s Gross Absorptio Planning y at £0 per unit (i Sustainabilit	orofit: (20%) n: 50 units p.s gain at 100% rent) & £0 per un y at £600 per rdable Hou	S) PH) dph. it (intermediate unit sing	Subsit	Value dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 40% Affo	Affordable Ho Pe Area: One Pis (50 House Pis (50 Foots Pis (35 Di Profit: (20%) Profi	s) PH) dph. a. b init (intermediate) unit using	Subsi	dwelling 1.59 Hectare : Gross Absorptio Planning idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £600 per rdable Hou	S) PH) dph. a. a. bit (intermediate) unit unit) Subsid	dwelling 1.59 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per rdable Hou	b) PH) dph. it (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	A P	**	**	2010 2011	*)	**	**	2010	->	**	**	2010 2011	(*	**	**	2010	60% 63%	50% 51%	45% 47%
2012 2013	(+	**	**	2012 2013	*)	**	**	2012 2013	A >	**	**	2012 2013	* *	**	**	2012 2013	67% 68%	54% 54%	48% 48%
2014 2015	(v v v	**	A A	2014 2015	4) (v	A A	**	2014	(v	A A	**	2014 2015	* *	()	**	2014	74% 83%	58% 63%	50% 52%
2016 2017	(*	*)	4.4	2016 2017	A)	* *	4.7	2016	(v	4.4	4)	2016 2017	••	(+	* *	2016 2017	79% 75%	61% 60%	51% 50%
2018 2019	(v	**	**	2018 2019	A)	**	**	2018 2019	A >	**	**	2018 2019	• •	**	**	2018 2019	70% 66%	57% 56%	49% 47%
2020	* >	**	**	2020	* >	**	**	2020	A P		**	2020	4 🕶	**	**	2020	63%	54%	46% 45%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	57%	52% 51%	44%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	55% 54%	50% 50%	44% 43%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	54% 53%	49% 50%	43% 43%
Subsid	50 dwellin 59 Hectare : Gross Absorption Plannin by at £0 per unit (Sustainable 40% Afformation	e Area: One lgs (50 Hous site @(35 Df profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur lilty at £0 per u rordable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit using	Subsid	dwelling: 59 Hectare s Gross Absorptic Planning y at £0 per unit (i Sustainabil 40% Affor :30 (Social F	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. it (intermediate nit Sing	1 Subsir	50 d 1.59 Het Sidy at £0 per u Sustai 40% 70:30 (\$ Cross Absorpti Plannin dy at £0 per unit Sustai 40% Absorpti Plannin 40 Absorpti 40% Affc 60:30 (\$Cocial	wellings (50 House and 10 House	uses) DPH) dph. %) s p.a. you per unit (interme per unit ususing ermediate) s) PH) dph. a. b. init (intermediate) init intermediate) init intermediate) init intermediate)	Subsi	dwelling 1.59 Hectare s Gross Absorptic Planning sidy at £0 per unit (Sustainabi 40% Affo 0:30 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u lity at £0 per u rdable Hou	S) PH) dph. a. iii (intermediate) init issing) Subsid	dwelling 1.59 Hectare: Gross Absorptil Planning y at £0 per unit (r Sustainabl 40% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. it (intermediate) nit sing
TEST	12 SHEET 1	GREENFIELD		TEST 1	2 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 59%	MIDDLE 50%	UP 45%
2011 2012	A >	**	**	2011 2012	A)	**	**	2011 2012	A)	**	**	2011 2012	(*	**	**	2011 2012	62% 66%	51% 53%	46% 48%
2013	* >	**	••	2013	*)	**	**	2013	* >	**	**	2013	* *	**	**	2013	67%	54%	48%
2014 2015	**	**	A h	2014 2015	1+	A A	**	2014	* *			2014 2015	••	(*	**	2014 2015	74% 82%	58% 62%	50% 52%
2016 2017		44	* *	2016 2017	A)	* *		2016 2017	4 *	* *		2016 2017	* *	(+	4.4	2016 2017	78% 74%	61% 59%	51% 50%
2018	* >	**	••	2018	* >	**	**	2018	A >	**	**	2018	**	**	**	2018	70%	57%	49%
2019 2020	*)	**	**	2019 2020	*)	**	**	2019 2020	* >	**	**	2019 2020	(+	**	**	2019 2020	66%	55% 54%	47% 46%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	59%	52%	45%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**		**	2022 2023	57% 55%	51% 50%	44% 44%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	54% 53%	49% 49%	43% 43%
2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	53%	49% 50%	43%
								Sub	50 d 1.59 Her C Abs Pla sidy at E0 per u Susta 40%	ellue Area: C wellings (50 Hou ctare site @(35 Gross profit: (20' corption: 50 unit anning gain at 14 mit (rent) & E0 p ainability at E0 p GAffordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. 100% ter unit (intermeter unit cousing	ediate)							

ıbsidy	50 dwelling 59 Hectare s Gross i Absorptio Planning y at £0 per unit (r Sustainability	profit: (20%) in: 50 units p. gain at 100% rent) & £0 per ut g at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate runit	e) Subsid	dwelling 59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo	e Area: One s (50 House: site @(35 DF profit: (20%) on: 50 units p.a. g gain at 100 w (rent) & £0 per up y at £1800 per rdable Hou Rent to Inter	S) PH) dph. ii. iit (intermediate; unit Sing) Subsi	dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe 0:50 (Social	e Area: One gs (50 House gs (50 House site @(35 Di s profit: (20%) lon: 50 units p. ng gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	PH) dph. i. it (intermediate unit sing	Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. it (intermedia unit sing
	3 SHEET 1		•		13 SHEET 1			TEST	13 SHEET 1		•		13 SHEET 1		•		13 SHEET 1		
Ε	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
D 1	**	**	**	2010	**	**	**	2010	A >	**	**	2010	()	**	**	2010	52% 55%	43% 44%	39% 40%
2	A)		**	2012			**	2012	* *	**		2012	1.0	**	**	2012	59%	46%	41%
3 4	4.5	**	**	2013	* *	**	**	2013	* *	**	**	2013		**	**	2013 2014	59% 65%	47% 50%	41% 43%
5	~ ~		**	2014				2014	4.4	**		2014		()	**	2015	73%	54%	45%
6	(•	**	**	2016	* >	**	**	2016	A >	**	**	2016	**	**	**	2016	69%	53%	44%
7 B	A):	**	**	2017	4)	**	**	2017	A }	**	**	2017	(*	**	**	2017 2018	65% 61%	51% 49%	43% 41%
9	A)		**	2019			**	2019	* *	**		2019	1.4	**	**	2019	57%	48%	40%
0	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	54%	46%	39%
1 2	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	51% 49%	45% 43%	38% 37%
3		**	**	2023	**		**	2023	**		* *	2023		**	**	2023	47%	43%	37%
4 5	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	46% 46%	42% 42%	37%
6	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	46%	42%	37% 37%
		Area: One			Value	Area: One		Sut	Abs Plisidy at £0 per u Sustain 40% 50:50 (S	ctare site @(35 l Gross profit: (20% sorption: 50 units anning gain at 10 init (rent) & £00 p init (rent) & £00 p of Affordable Ho social Rent to Inte e Area: One	b) p.a. p.a. 0% er unit (interm per unit using rmediate)	ediate)	Value	a Area: One)		Value	Area: One	
ubsidy O: 1	Gross Gross Absorptio Planning y at £0 per unit (r Sustainability	profit: (20%) in: 50 units p. gain at 100% rent) & £0 per ur y at £1800 per rdable Hou ent to Inter	PH) dph. a. bit (intermediate unit unit	Subsid	dwelling 59 Hectare Gross Absorpti Plannin dy at £0 per unit 1 Sustainabilit 40% Affo	s (50 Houses site @(35 DF profit: (20%) on: 50 units p.a. g gain at 100% grent) & £0 per ry at £1800 per rdable Hou Rent to Inter	S) PH) dph. ii. iit (intermediate unit Sing) Subsi	dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	gs (50 House site @(35 Di s profit: (20%) ion: 50 units p.: g gain at 100% (rent) & £0 per ur by at £1800 per ordable Hou Rent to Inter	H) dph. i. it (intermediate unit sing	Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit	IS (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 1000* (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. it (intermediate r unit unit using) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit 40% Affic :100 (Social I) 14 SHEET 1	is (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per wrdable Hou Rent to Inter	s) PH) dph. a. it (intermediation unit sing mediate)
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
ŀ	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010 2011	* *	**	**	2010 2011	31%	24%	22%
ŀ	**		**	2011	**	**	**	2011	**	**		2011	**	**	**	2011	32% 34%	25% 26%	22% 23%
t	**	**	**	2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	35%	26%	22%
•	A)	**	**	2014	A)	**	**	2014	A >	**	**	2014	4.7	**	**	2014	38% 42%	28% 30%	23% 24%
ŀ	A P	**	**	2016	A)	**	**	2016	A >	**	**	2016	A P	**	**	2016	39%	29%	23%
Ī	**	**	**	2017	**	**	**	2017	**	**	**	2017	**	**	**	2017	37%	28%	22%
Ī	**	**	**	2018	**	**	**	2018	**	**	**	2018		**	**	2018	34% 32%	27% 26%	22% 21%
t		**	**	2020	**	**	**	2020	**	**	* *	2020	**	**		2020	29%	25%	20%
ŀ	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	28% 26%	24%	20% 19%
ŀ	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	26%	23%	19%
F	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	25%	23%	19%
ŀ	**	**	**	2025 2026	**	**	**	2025 2026	**	**		2025 2026	**	**	**	2025 2026	25% 25%	23%	19% 19%
	O dw O site Gros Abs Plannin Sul Sustal	e Area: 0 ellings (0) e@(0) dph. ss profit: 0 orption: 0 eg gain at 0% bsidy at 0 inability at 0 dable Hous	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tbsidy at 0 inability at 0 rdable Hous	iing	Sut	Abb Pissidy at E0 per u Sustain 40% 0:100 (S Val dv O sirt Gr At Plann S Sustain	ctare site #(35 i Gross profit: (20° sorption: 50 units anning gain at 10 init (rent) & E0 p nability at £1800 6 Affordable Ho use Area: 0 vellings (0) e #(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable House	6) p.a. 0% er unit (interm per unit using rmediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ribsidy at 0 inhability at 0 rdable Hous	sing
T 1	5 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
-		GREENFIELD		1		INDUSTRIAL1		4		INDUSTRIAL2		1		PDL	Т.	1	REDU	CTION TO AFFOR	
ŀ	DOWN _	MIDDLE _	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN -	MIDDLE	UP _	0	DOWN -	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
Į	-		-	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0% 0%
ŀ			-	0				0				0	-	-	-	0	0%	0%	0% 0%
ŀ	-	-	-	0			-	0	-			0	-	-	-	0	0%	0%	0%
Į			-	0		-	-	0	-	-		0	-	-	-	0	0%	0%	0% 0%
ŀ				o				0				0				o	0%	0%	0%
Į	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ŀ			-	0				0				0		-		0	0%	0%	0% 0%
ţ	-	-	-	0			-	0	-			0		-	-	0	0%	0%	0%
Į			-	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
ŀ			-	0				ō	-			0	-			ō	0%	0%	0%
ļ	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
_	-			U	-		-	U	-	- Value Area:	0	U	-	-		U	0%	0%	0%
									ı	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0									

Subsid	50 dwellin 59 Hectare: Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate runit) Subsic	dwelling 59 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(35 D) ion: 50 units p ing gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	es) PH) dph. a. 6 init (intermediate r unit using) Subsi	dwelling 1.59 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. bit init (intermediate r unit using	e) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £1800 per prodable Hou	S) PH) dph. a. bit (intermediate) r unit
TEST	16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1			TEST	16 SHEET 1			TEST	16 SHEET 1		
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	1.4	**	**	2010		**		2010	A)	**	**	2010	**		**	2010	68%	51% 53%	46% 48%
2012	• •	**	**	2012	A >	**	**	2012	4.4	**	**	2012	• •	()	**	2012	73%	56%	49%
2013 2014	**	* *	**	2013	* *	**	**	2013	(v	**	**	2013	**	()	* *	2013	74% 83%	57% 61%	49% 52%
2015	**	4.4	A >	2015	**	* >	* >	2015	**	A >		2015	**	**	*>	2015	95%	67%	54%
2016 2017		A }	A F	2016 2017	• • •	A)	4)	2016	**	A }	A)	2016 2017	•••	(*	A)	2016 2017	90%	66% 63%	53% 52%
2018 2019	••	A)		2018 2019		4)	4.3	2018 2019	4+	A }		2018 2019	••	(v	4)	2018 2019	77%	61% 58%	50% 49%
2020	* >	**	**	2020	*)			2020	4)	**	**	2020	**	- ++	**	2020	67%	56%	47%
2021 2022	A):	**	**	2021	A)	**	**	2021 2022	A)	**	**	2021	(*	**	**	2021	63%	54% 53%	46% 45%
2023	**	**	**	2023		**		2023	**	**	**	2023	· · ·	**	**	2023	58%	52%	44%
2024 2025	**	**	**	2024	**	**		2024 2025	**	**	**	2024	**		**	2024	57% 56%	51% 51%	44%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	56%	52%	44%
	50 dwellin	e Area: One	es)		dwelling	Area: One s (50 House:	s)		Abs Pir sidy at E0 per u Sustain 40% 70:30 (S Valudy dwelling	ctare site @(35 Gross profit: (25 Gross profit: (25 Gross profit: 50 unit anning gain at 1 Init (rent) & E0 Init (rent) & E0	%) s p.a. 00% oper unit (interm oper unit oper		dwelling	Area: One	s)		dwelling	e Area: One is (50 House	s)
Subsid	Absorption Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	a. hit (intermediate r unit using) Subsid	Absorption Planning By at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. hit (intermediate unit sing	s) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	site @(35 D s profit: (17%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou Rent to Inte	a. 6 nit (intermediate r unit using	Subsi	Absorption Planning idy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	a. hit (intermediate r unit using	e) Subsid	Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (17%) on: 50 units p. g gain at 1009 rent) & £0 per u sy at £1800 per prodable Hou	a. hit (intermediate) unit unit
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 59%	MIDDLE 50%	UP 45%
2011	A >	**	**	2011	* >		**	2011	A >	**	**	2011	(v	**	**	2011	62%	51% 53%	46% 48%
2013	A }	**	**	2012	*>	**		2012 2013	* >	**	**	2012 2013	**	**	**	2012	66%	54%	48%
2014 2015	(*	**	**	2014	(v	A A	**	2014	4) (v	**	**	2014	* *	1 *	**	2014	73%	57% 62%	50% 52%
2016		**	**	2016	* >			2016	4 +	**	**	2016	**	- ++	**	2016	77%	61%	51%
2017 2018	4+	**	**	2017	* >	**	**	2017	A }	**	**	2017 2018	**	**	**	2017	73% 69%	59% 57%	50% 49%
2019	* >	**	**	2019	* >	**	**	2019	A >	**	**	2019	4.*	**	**	2019	65%	55%	47%
2020 2021	4.5	**	**	2020 2021	* *	**	**	2020		**	**	2020 2021	4.4	**	**	2020	62% 59%	54% 52%	46% 45%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	56%	51%	44%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	55% 54%	50% 49%	44% 43%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	53% 53%	49% 50%	43% 43%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sut	1.59 He Absolute All Absolute All Absolute All Absolute All Absolute All Absolute Ab	wellings (50 Mo ctare site @(35 Gross profit: (17 korption: 50 unil anning gain at 1 unit (rent) & E0 6 Affordable Hi octal Rent to Ini ue Area: 0 vellings (0) ossorption: 0 ing gain at 0% obsidy at 0 alnability at 0	DPH) dph. %) s p.a. 00% ser unit (interm) per unit susing ermediate)	ediate)	dw O site Gro Abs Plannii Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0 ig gain at 0% bsidy at 0 inability at 0 dable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ilnability at 0 rdable Hou	sing
7507		0		TEAT		0		TEAT		0		TEAC		0		Tron		0	•
IEST	18 SHEET 1	GREENFIELD		IEST	18 SHEET 1	INDUSTRIAL1		IEST	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST	18 SHEET 1 REDU	CTION TO AFFO	RDABLE
0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0				o o				ő	-	-	-	o	-			ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-		0				0	-			0	-		-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0		-		o				ō		-	-	0	-		-	o	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-		0	-		-	0	-		-	0	0%	0%	0%
0	-	-		0		-		o	-			0	-	-	-	0	0%	0% 0%	0% 0%
0				0	-	-		0		- Value Area:	-	0	-			0	0%	0%	0%
									F	O dwellings (0) dpl O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) n.) 0%								

Value Area: 0 Odwellings (0) Osite #(0) dph. Osite #(0) dp
O site @(0) dph. Gross profit 0 Absorption: 0 / Absorption: 0
Gross profit: 0
Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O% Affordable Housi
Planning gain at 0% Subsidy at 0 Subsidiarity at 0
Subsidy at 0 Subs
Sustainability at 0 O% Affordable Housing 0 O% Affordable Housin
O% Affordable Housing
CET 19 SHEET 1 TEST 20 SHE
TEST 19 SHEET 1
DOWN MIDDLE UP DOWN
0
National Process National Pr
0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0 O O O O O O O O O
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0
Value Area: 0 0
Value Area: 0 O Value Area: 0 O O O O O O O O O
Value Area: 0 O value Area: 0
O deelings (0) O steelings (0) O deelings (0) O deelings (0) O steelings (0) O deelings (0) O deelings (0) O deelings (0) O deelings (0) O steelings (0)
Uslue Area: 0 Oste @(0) dph. Osk Affordable Housing Value Area: 0 Okwellings (0) Oste @(0) dph.
Cross profit: 0
Assorption: 0 Planning gain at 0% Substinability at 0 O O O O O O O O O
Planning gain at 0% Substainability at 0 Sustainability at 0
Substitution Subs
Sustainability at 0 O% Affordable Housing O
O'Adue Area: 0
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0)
Value Area: 0 Value Area: 0 Value Area: 0 Odwellings (0) Odwelli
O dwellings (0)
O site @(0) dph. Gross profit: 0 Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1
Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0% Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1
Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainabilit
Subsidy at 0 Subsidiability at
Sustainability at 0 Sustainability at 0 O% Affordable Housing O% Affor
0% Affordable Housing 0<
0 0 0 0 0 0 0 ST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1
ST 20 SHEET 1 TEST 20 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL REDUCTION TO AFFORDABLE
DOWN MIDLE UP DO
0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
- - 0
- - 0 - - 0 0 - - 0 0
Value Area: 0 O detellings (0) O stellings (0)
- - 0 - - 0 0 - - 0 0

Figure 4 - Sensitivity Testing

ubsidy 70:	50 dwellin 11 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	gs (50 Hous gs (50 Hous site @(50 Di profit: (20%) on: 50 units p.p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. bit (intermediate unit) Subsid	50 dwelling 11 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	H) dph. it (intermediate unit	e) Subsi	50 dwellin .11 Hectare Gross Absorpt Plannin dy at £0 per unit Sustainabil 40% Affe	e Area: One ngs (50 Hous site @(50 D s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ses) PH) dph. a. init (intermediate r unit) Subsil	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 40% Affo	e Area: One gs (50 Hous site @(50 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. init (intermediate r unit	Subsic	50 dwellin 1.11 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabili) 40% Affo 0:30 (Social) 1 SHEET 1	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate unit sing mediate)
. [DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 51%	UP 46%
1	* >	**	**	2011	A)	**	**	2011	* >	**	**	2011	1+	**	**	2011	65%	52%	47%
2	4.5	**	**	2012 2013	4)	**	**	2012	A }	**	**	2012	**	**	**	2012	69% 70%	55% 55%	49% 49%
4	(*	**	**	2014	* >	**	**	2014	A >	**	**	2014	* *	**	**	2014	77%	59%	51%
	**	A)	A)	2015 2016	4 *	A >	A)	2015	1.	A)	A)	2015	**	4.4	A)	2015 2016	86%	64%	53% 52%
ı	(*	*)	A P	2017	* >	A }	A >	2017	A >	A >		2017	* *	A >		2017	78%	61%	51%
ł	* >	**	**	2018 2019	A):	**	**	2018 2019	A):	**	**	2018 2019	(*	**	**	2018 2019	68%	59% 57%	50% 48%
ı	* >	**	**	2020	A)	**	**	2020	A.F.	**	**	2020	A >	**	**	2020	64%	55%	47%
ŀ	**	**	**	2021 2022	* *	**	**	2021	**	**	**	2021 2022	**	**	**	2021	61% 58%	53% 52%	46% 45%
Ī	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	56% 55%	51% 50%	44% 44%
	**			2025	**	**	**	2025		**		2025	**	**	**	2025	55%	50%	44%
⅃	**	**	**	2026	**	**	**	2026	**	alue Area: (**	2026	**	**	**	2026	54%	51%	44%
	50 dwellin 11 Hectare : Gross Absorptio Planning y at £0 per unit (Sustainabilit	gs (50 Hous gs (50 Hous site @(50 Di profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. hit (intermediate		50 dwelling 11 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) in: 30 units p.a gain at 100% rent) & £0 per un y at £1800 per	'H) dph. i. it (intermediate unit		70:30 (5 Valu 50 dwellii .11 Hectare Gross Absorpt Plannii dy at £0 per unit Sustainabil	6 Affordable Hoscial Rent to Intellection Rent to Intellection Rendered Render (50 Houss site @(50 D) ion: 30 units p. ing gain at 1009 (rent) & £0 per ulty at £1800 pe	termediate) ses) PH) dph. a. 6 nit (intermediate		50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	e Area: One gg (50 House sprofit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per unity at £1800 per	es) PH) dph. a. bit (intermediate r unit		50 dwellin 1.11 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabili	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un ty at £1800 per	PH) dph. it (intermediate unit
70:		rdable Hou Rent to Inter		70	40% Affoi 30 (Social F	rdable Hous lent to Interi	sing mediate)	70	40% Affi 30 (Social)	Rent to Inte	using rmediate)	70	40% Affo 30 (Social l	ordable Hou Rent to Inter	rmediate)	7	0:30 (Social	rdable Hou Rent to Inter	sing mediate)
	SHEET 1			TEST :	2 SHEET 1			TEST	2 SHEET 1	INDUSTRIALO		TEST	2 SHEET 1			TEST	2 SHEET 1		
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP 46%
I	4.1	**	**	2010 2011	A)	**	**	2010	A)	**	**	2010	(*	**	**	2010	62%	51% 53%	46% 48%
ı	4.)	**	**	2012	* >	**	**	2012	* >	**	**	2012	**	**	**	2012	70%	55%	49%
ŀ	A)	**	**	2013	A)	4.2		2013	4.4			2013	**			2013	72% 80%	57% 61%	49% 52%
ı	• •	4)	4.1	2015		* >		2015	• •	A.)	* >	2015	• •	A >		2015	84%	64%	53%
ł	(*	4)	41	2016 2017	A)	A)	4)	2016	4+	A)	4)	2016 2017	**	A)	4)	2016 2017	80% 75%	62% 60%	52% 50%
į	4.)	**	**	2018	*)	**	**	2018	* >	**	**	2018	(▼	**	**	2018	71%	58%	49%
ł	* >		**	2019 2020	* >	**	**	2019 2020	A >	**	**	2019 2020	4.7	**	**	2019 2020	66% 63%	56% 54%	48% 46%
Į	4.5	**	**	2021 2022	4)	**	**	2021	* *	**	**	2021	* *	**	**	2021 2022	60% 57%	53% 51%	45% 44%
į	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	56%	51%	44%
ŀ	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024	55% 54%	50% 51%	44% 44%
	**	**	**	2026	**	**	* *	2026	**	alue Area: 0	**	2026	**	**	**	2026	54%	51%	44%
sidy	50 dwellin 11 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo : 30 (Social F	e Area: One gs (50 Hous site @(50 Di profit: (20%) on: 70 units p., g gain at 100% rent) & 60 per ur y at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. bit (intermediate sing) Subsid	50 dwelling 11 Hectare s Gross Absorptic Planning dy at £0 per unit () Sustainability 40% Affo 1: 30 (Social F	profit: (20%) in: 70 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	'H) dph. it (intermediate unit	1 Subsi	Abb pi sidy at £0 per u Sustai 409 70:30 (\$ Valu 50 dwellih 11 Hectare Gross Absorpt Plannii dy at £0 per unit Sustainabil 40% Affi 5:30 (\$ Social \$ 100 km²) \$ (\$ 100 km²	sctare site @(50 Gross profit: gain gain at 1 mil grent) & 10 mil gain at 1 mil grent) & 10 mi	9%) is p.a. Is p.a. 100% Der unit (interm per unit pusing termediate) Bess PH) dph. a. 6 init (intermediate r unit	1 Subsit	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 40% Affo 1:30 (Social I	e Area: One gs (50 Hous site @(50 D) on: 70 units p. g gain at 100% ty at £1800 per ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii) Subsic	50 dwellin 1.11 Hectare Gross Absorpti Plannidy at £0 per unit (Sustainabili' 40% Affc 0:30 (Social	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un ty at £1800 per prdable Hou	es) PH) dph. i. it (intermediate unit
	SHEET 1	GREENFIELD		TEST:	3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2			3 SHEET 1	PDL		TEST	3 SHEET 1	CTION TO AFFOR	
Į	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2012	DOWN	MIDDLE	UP
ł	4)	**	**	2011	4)	**	**	2011	A P	**	**	2011	1.	**	**	2010 2011	62% 64%	51% 52%	46% 47%
ł	4 >	**	**	2012 2013	*)	**	**	2012 2013	A }	**	**	2012 2013	- ; ;	**	**	2012 2013	70% 71%	55% 56%	49% 49%
Į	(v	**	**	2014 2015	* *	A A	* *	2014	* *	* *	**	2014	**	1 *	**	2014 2015	76% 89%	59% 65%	51% 54%
ı	**	4)	41	2016 2017	(v	A)	4.)	2016	• •	4.)		2016	• •	A)	.)	2016	85% 80%	64% 62%	53% 52%
ŀ	* >			2018	*)	**		2018	* >	**		2018		**	**	2018	75%	60%	50%
ŀ	4 >	**	**	2019 2020	*)	**	**	2019 2020	A P	**	**	2019 2020	(*	**	**	2020	70% 66%	56%	49% 48%
ļ	* *	**	**	2021 2022	* *	**		2021 2022	* *	**	**	2021	* *	**	**	2021 2022	62% 59%	54% 53%	46% 45%
ļ	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	57% 56%	51% 51%	44% 44%
ŀ	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	55% 55%	50% 51%	44% 44% 44%
_	**	**	**	2026	**	**		2026	V	alue Area: 0		2026	**	**	**	2026	55%	51%	44%
								Sub	1.11 He Ab: Pl sidy at £0 per u Sustai 409	dwellings (50 Ho octare site @(50 Gross profit: (20 sorption: 70 unit anning gain at 1 unit (rent) & E0 nability at £1800 6 Affordable He social Rent to Ini	DPH) dph. (%) (s p.a. 00% per unit (interm o per unit busing	ediate)							

ıbsid	50 dwellin 11 Hectare Gross Absorpti Plannir y at £0 per unit Sustainabilli 40% Affo	Area: One gs (50 Hous site @(50 D profit: (20%) on: 50 units p. g gain at 50% rent) & £0 per u y at £1800 pe rdable Hou Rent to Inter	ses) PH) dph. a. nit (intermediate r unit using	e) Subsi	dwelling .11 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% (rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. i. it (intermediat unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 40% Affe	gs (50 House site @(50 E sprofit: (20%) clon: 50 units p ing gain at 50% (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsi	dwelling .11 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. init (intermediate r unit using	e) Subsic	dwelling 1.11 Hectare Gross Absorpti Plannii by at £0 per unit (Sustainabili	s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit
	SHEET 1	tent to me	mediate)		4 SHEET 1	tent to inter	illeulate)		4 SHEET 1	Rent to mite	illieulate)		4 SHEET 1	Kent to men	mediate)		4 SHEET 1	Rent to inter	mediate)
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE UP
)	A P	MIDDLE	A A	2010	A	MIDDLE	- A A	2010	A P	A A	- A A	2010	. v	MIDDLE	OF ▲ ▲	2010	59%	49%	45%
1 2	* >	**	**	2011	* >	**	**	2011	* >	**	**	2011	٠.٠	**	**	2011	62%	51%	46%
ŀ	* >	**	**	2012 2013	A)			2012	A >		**	2012	4+	**	**	2012 2013	66%	53% 54%	48% 48%
ı	* >	**	**	2014	* >	**	**	2014	A >		**	2014	**	**	**	2014	73%	57%	50%
-	**	* >	* >	2015	* >	* >	* >	2015	(*	A P	* >	2015	~~	.,	* >	2015	81%	62%	52%
ŀ	4 ¥	* *		2016	*)	**		2016	A P	**	.,	2016		**	.,	2016	78% 73%	61% 59%	51% 50%
ł	* >	**	**	2018	* >	**	**	2018	A P		**	2018	٠.٠	**	**	2018	69%	57%	48%
I	A P	**	**	2019	*)	**	**	2019	A >	**	**	2019	A P	**	**	2019	65%	55%	47%
ł		**	**	2020	**	**		2020	* *	**	**	2020	**	**		2020	62% 59%	53% 52%	46% 45%
ł	**	**	**	2022		**	**	2022	**		**	2022	**	**	**	2022	56%	51%	44%
Į	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	55%	50%	43%
ł		**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	54% 53%	49% 49%	43% 43%
ŀ	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	53%	50%	43%
	50 dwellin 11 Hectare Gross Absorpti Plannin y at £0 per unit Sustainabilli	gs (50 House gs (50 House site @(50 D profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per u y at £1800 pe	ies) PH) dph. a. 6 nit (intermediate r unit		dwelling .11 Hectare: Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur y at £1800 per	S) PH) dph. a. it (intermediat unit		70:30 (5 Valu dwelling .11 Hectare Gros: Absorpt Plannir dy at £0 per unit Sustainabil	6 Affordable H Social Rent to In te Area: One gs (50 House site @(50 E s profit: (20%) idon: 50 units p ng gain at 200 (rent) & £0 per u ity at £1800 pe	termediate) 295) 197) 198) 199) 190 dph. 18. 18. 18. 18. 18. 18. 18. 1		dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	e Area: One gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ig gain at 200% (rent) & £0 per ur ty at £1800 per	PH) dph. a. 6 nit (intermediate		dwelling 1.11 Hectare Gross Absorpti Planning by at £0 per unit (Sustainabili	s profit: (20%) ion: 50 units p. ng gain at 200% (rent) & £0 per un ty at £1800 per	S) PH) dph. a. bit (intermedial
70	40% Affo	rdable Hou Rent to Inter	ısing	7/	40% Affo	rdable Hou	sing	7/	40% Aff	ordable Ho Rent to Inte	using	70	40% Aff	ordable Hou Rent to Inter	ısing	7	40% Affo 0:30 (Social	ordable Hou	sing
r 5	SHEET 1		mediate)		5 SHEET 1		mediate)	TEST	5 SHEET 1		illieulate)		5 SHEET 1	Kent to miter	mediate)	TEST	5 SHEET 1		
Г	DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
į	A)	**	**	2010	* >	**	**	2010	A >	**	**	2010		* *	**	2010	67%	53%	48% 49%
ł	4.4	**	**	2011	A)	**	**	2011	A P	**	**	2011		**	**	2011	71% 77%	55%	49% 51%
ı		**	**	2013	* >	**	**	2013	A P	**	**	2013	**	**	**	2013	78%	59%	51%
ł		*)	A P	2014 2015	(v	A)	A)	2014	**	A)	A)	2014 2015	• •	4) (v	A)	2014 2015	101%	64% 70%	53% 56%
ı	~~	*)	A >	2016	**	A P	A >	2016	• •	A >		2016	••	(+	. >	2016	95%	69%	55%
ł		* >	A P	2017	A >	A)	A)	2017		A >	4)	2017		4)	A)	2017	88%	66%	54% 52%
Į		A)	A F	2019	* >	A P	A)	2019	A P	A F	A)	2019 2020	~ ~	A)	* >	2019 2020	75%	61% 59%	50% 49%
ł	*)	**		2021	*)	**	**	2021	* >	**	**	2021	1.	**	**	2021	66%	57%	48%
Į	- 1	**	**	2022 2023	* *	**	**	2022	4.5	**	**	2022	<u> </u>	**	**	2022 2023	63%	55% 53%	46% 46%
ł	**	**	**	2024		**	**	2024	**	**		2024	**		**	2024	59%	53%	45%
I	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	58% 58%	53% 54%	45% 45%
								Sub	50 o 1.11 He Ab: Pl ssidy at E0 per u Sustai 409	alue Area: develings (50 Ho catare site @(50 Gross profit: (20 sorption: 50 unitanning gain at 2 unit (rent) & £0 inability at £180 6 Affordable H Social Rent to In	uses) DPH) dph. 196) Is p.a. 190% per unit (interm D per unit ousing	ediate)							
idy i	50 dwellin 11 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilli 40% Affo	Area: One gs (50 Hous site @(50 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe y at £1800 pe rdable Hou Rent to Intel	ses) PH) dph. a. 6 r unit (intermediate unit unit unit unit unit unit unit unit	te) Subsidy	dwelling .11 Hectare: Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. i. unit (intermedia unit	te) Subsidy	Valu dwelling .11 Hectare Gross Absorpt Plannin at £48500 per unit Sustainabil 40% Affe	gs (50 House site @(50 E s profit: (20%) idon: 50 units p ng gain at 100° t (rent) & £26000 pi ty at £1800 pe ordable Hou Rent to Inte	e es) IPH) dph. .a. .a. .a. .a. .a. usina	e) Subsidy	dwelling .11 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabili 40% Affe	e Area: One gs (50 House gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. b r unit (intermedial r unit	te) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannir y at £48500 per unit Sustainabili	s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	S) PH) dph. a. c unit (intermedia c unit
-	DOWN	GREENFIELD MIDDLE	LIP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
ţ	**	**	**	2010	**	**	**	2010	**	**	**	2010	**	**	**	2010	40%	37%	36%
ŀ	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	42% 45%	38% 40%	37% 38%
ļ	**	**	**	2013 2014	**	**	**	2013	**	**	**	2013	**	**	**	2013 2014	45% 50%	40% 43%	38% 40%
ł	4)	**	**	2015	. >	**	**	2015	A >		**	2015	4.4		**	2015	58%	47%	42%
ļ	A)	**	**	2016 2017	A)	**	**	2016 2017	A }	**	**	2016 2017	(v	**	**	2016 2017	56% 53%	47% 46%	42% 41%
ł	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	* >	**	**	2018	51%	45%	40%
F	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	49% 47%	44%	39% 39%
t	**	* *	**	2021		**	**	2021	**		**	2021	**		**	2021	45%	42%	38%
ŀ	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	44% 43%	41% 41%	38% 38%
ţ	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	43% 43%	41% 41%	38% 37%
ŀ	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025	**	**	**	2025 2026	43% 42%	41%	37% 37%
								Subsidy	50 d 1.11 He Ab: Pl at £48500 per u Sustai	alue Area: devellings (50 Ho actare site @(50 Gross profit: (20 sorption: 50 uni lanning gain at 1 unit (rent) & £26 inability at £180 6 Affordable H	uses) DPH) dph. (%) ts p.a. 00% (000 per unit (ir	ntermedia	ste)						

Subsidy	50 dwellin 11 Hectare : Gross Absorptio Planning at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermedia) unit	te) Subsidy	dwelling .11 Hectare: Gross Absorptic Planning at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwelling .11 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 40% Affe	e Area: One gs (50 House site @(50 D ion: 50 units p ing gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 r unit (intermediate r unit) Subsidy	dwelling .11 Hectare s Gross Absorptio Planning (at £25000 per unit of Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 pe rdable Hou	es) PH) dph. .a. 6 or unit (intermediate or unit	s) Subsidy	dwelling 1.11 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per prdable Hou	S) PH) dph. a unit (intermediate) . unit
	: 30 (Social F 7 SHEET 1	ent to inter	mediate)		7 SHEET 1	ent to inter	mediate)		7 SHEET 1	Rent to Inte	rmediate)		7 SHEET 1	ent to inte	rmediate)	TEST	0:30 (Social I 7 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1	1			INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN A	MIDDLE	UP	2010	DOWN 49%	MIDDLE 43%	UP 40%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	52%	44%	41%
2012	A F	**	**	2012	* >	**	**	2012	A >	**	**	2012	A F	**	**	2012	55%	46%	42%
2013 2014	A)	**	**	2013	4)	**	**	2013 2014	A P	**	**	2013 2014	A >	**	**	2013 2014	56% 62%	47% 50%	43% 44%
2015	(*	**	**	2015	* >	**	**	2015	* *	**	**	2015	• •	**	**	2015	70%	54%	47%
2016	A F	**	**	2016	A >	**	**	2016	A >	**	**	2016	* *	**	**	2016	67%	54%	46%
2017 2018	A)	**	**	2017	*)	**	**	2017	A P	**	**	2017 2018	(v	**	**	2017 2018	64%	52% 51%	45% 44%
2019	A)	**	**	2019	A)	**	**	2019	A P	**	**	2019	A >	**	**	2019	57%	49%	43%
2020		**	**	2020		**	**	2020	**	**	**	2020	**	**	**	2020	54%	48%	42%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	52% 50%	47% 46%	42% 41%
2023		**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	49%	45%	40%
2024	**	**	**	2024	••	**	**	2024	**	**	**	2024	**	**	**	2024	48%	45%	40%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	48% 48%	45% 45%	40% 40%
	Value	Area: One			Velor	Area: One		Subsidy	50 c 1.11 He (Abs Pl. at £25000 per u Sustail 40% 70:30 (S	alue Area: (wellings (50 Ho ctare site @(50 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £22 nability at £180 6 Affordable Ho focial Rent to Init e Area: One	uses) DPH) dph. %) s p.a. 00% 0000 per unit (in) per unit busing ermediate)	ermedi		· Area: One			Valor	e Area: One	
	50 dwellin 11 Hectare : Gross Absorptio	gs (50 Hous site @(50 Df profit: (20%) on: 50 units p.: g gain at 100%	es) PH) dph. a.		dwelling .11 Hectare : Gross Absorptio	s (50 House: site @(50 DF profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a.		dwelling .11 Hectare Gross Absorpt Plannir	gs (50 House site @(50 D s profit: (20%) lon: 50 units p. ng gain at 1009	es) PH) dph. a. 6		.11 Hectare : Gross Absorptio	s (50 House site @(50 D profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. .a. 6		dwelling 1.11 Hectare Gross Absorpti	s (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a.
Subsidy	Sustainabilit	y at £1800 per	unit	(e) Subsidy	Sustainabilit	y at £1800 per	unit	w) Subsidy	Sustainabili	ty at £1800 pe	r unit	June	Sustainabilit	y at £1800 pe	r unit	a) Subsidy	Sustainabilit	y at £1800 per	unit
70	40% Affo 30 (Social F	rdable Hou Rent to Inter	mediate)	70	40% Affo 30 (Social F	rdable Hou Rent to Inter	sing mediate)	70	40% Affe 30 (Social)	ordable Hou Rent to Inte	using rmediate)	70	40% Affo 0:30 (Social F	rdable Hou	using rmediate)	70	40% Affo 0:30 (Social I	rdable Hou	
	SHEET 1	terit to miter	mediate)		8 SHEET 1	terit to irriter	mediate)		8 SHEET 1	nem to me	mediate		8 SHEET 1	tern to mite	rinculate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	45%	MIDDLE 40%	38%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	47%	41%	39%
2012 2013	A >	**	**	2012	4)	**		2012	A P	**	**	2012 2013	A >	**	**	2012	50% 51%	43%	40% 40%
2014	* >	**	**	2014	* >	**	**	2014	* >	**	**	2014	4.4	**	**	2014	56%	47%	42%
2015	*>	**	**	2015	* >	**	**	2015	* >	**	**	2015		**	**	2015	64%	51%	44%
2016 2017	4)	**	**	2016	4)	**	**	2016	A P	**	**	2016 2017	(*	**	**	2016 2017	62% 59%	50% 49%	44%
2018	A)	**	**	2018	A)	**	**	2018	A >	**	**	2018	A >	**	**	2018	56%	48%	42%
2019 2020	* *	**	**	2019	*)	**	**	2019	* >	**	**	2019 2020	* *	**	**	2019	53% 51%	47% 45%	41% 41%
2020	**		**	2020		**		2020	**	**	**	2020			**	2020	49%	45%	40%
2022	**	**	**	2022	**	**	**	2022	* *	**	**	2022	**	**	**	2022	47%	44%	39%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	46% 46%	43% 43%	39% 39%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	45%	43%	39%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	45%	43%	39%
	0 dw 0 site	ue Area: 0 vellings (0) e @(0) dph.			dw 0 site	ie Area: 0 ellings (0) e @(0) dph.		Subsidy	1.11 He Abb Pl: at £36000 per u Sustain 40% 70:30 (S Val dv 0 sit	wellings (50 Ho ctare site @(50 Gross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & £24 mability at £1800 6 Affordable Hoccial Rent to Iniue Area: 0 wellings (0) ee @(0) dph.	DPH) dph. %) s p.a. 00% 000 per unit (in) per unit	ermedia	Valu dw 0 site	ie Area: 0 ellings (0) e @(0) dph.			dw 0 site	ue Area: 0 ellings (0) e @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gr	oss profit: 0			Gro	ss profit: 0			Gro	ss profit: 0	
	Plannii	sorption: 0 ng gain at 0%			Plannii	sorption: 0 ng gain at 0%			Plann	sorption: 0 ing gain at 0%			Plannir	sorption: 0 ng gain at 0%			Planni	sorption: 0 ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Suct	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0			Susta	ibsidy at 0 inability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing			dable Hou	sing		0% Affor	rdable Hou	sing
TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
		GREENFIELD		4		INDUSTRIAL1				INDUSTRIAL2		I		PDL		1	REDU	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-		0	-			0	-		-	0	0%	0%	0%
0	-	-		0				0				0	-			0	0%	0%	0%
0				0		-		0				0				0	0% 0%	0% 0%	0% 0%
0				0				0				0				0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-		-	0	0%	0%	0%
0				o o				0				0				o	0%	0%	0%
0				0		-	-	0		-	-	0			-	0	0%	0%	0%
ó		-		0				0				0				0	0%	0%	0%
0			-	0		-	-	0		-	-	0			-	0	0% 0%	0% 0%	0% 0%
ő				ő	-	-		0	-		-	ő	-		-	ő	0%	0%	0%
									F	O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	IFSI 1	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ilng	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 elinability at 0 rdable Hous	sing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 elinability at 0 rdable Hou 0	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	NDUSTRIAL2 MIDOLE MIDOLE	ı. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	POL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		TION TO AFFOR MIDDLE MI	DABLE UP (V)
Subsid	50 dwellin 11 Hectare : Gross Absorpti Plannid dy at £0 per unit t Sustainabili 40% Affo : 30 (Social I	igs (50 Hous site @(50 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ity at £600 per prdable Hou	es) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling: 11 Hectare s Gross; Absorption Planning y at £0 per unit (in Sustainabilit 40% Affoi :30 (Social F	s (50 House: lite @(50 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un y at £600 per rdable Hou	S) PH) dph. it (intermediate unit sing	Subsit	Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 40% Affc 0: 30 (Social	o e Area: One gs (50 House site @(50 D) profit: (20%) lon: 50 units p. g gain at 100% (rent) & £0 per urity at £600 per brdable Hou	S) PH) dph. a. bit (intermediate) unit using	Subsi	dwelling 1.11 Hectare: Gross Absorptic Plannin idy at £0 per unit (Sustainabili 40% Affo 0:30 (Social I	s (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per predable Hou	S) PH) dph. a. bit (intermediate unit) Subsid	dwelling .11 Hectare: Gross Absorptit Planning y at £0 per unit (r Sustainabili 40% Affo D: 30 (Social F	s (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per ur ty at £600 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing
iESi	Value Area: One 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Plann																		
2010 2011	Value Area: One dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidipability at £600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at £600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) TI SHEET 1 GREENFIELD DOWN MIDDLE UP DOW															46%			
2012 2013	A):	**	**	2012 2013	*)	**	**	2012 2013	A }	**	**	2012 2013	(v	**	**	2012 2013	68% 69%	54% 55%	48% 48%
2014	¥	**		2014	* >	**	**	2014	4)		**	2014	**	**	**	2014	75%	59%	50%
2015 2016	**	A)	A P	2015 2016	(v A)	A P	A)	2015 2016	(*	A)	A }	2015 2016	••	A P	A P	2015 2016	84% 81%	63% 62%	53% 52%
2017 2018	4 ¥	**	**	2017 2018	*)	**	**	2017 2018	A >	**	**	2017 2018	(*	**	**	2017 2018	76% 71%	60% 58%	50% 49%
2019 2020	A):	**	**	2019 2020	A)	**	**	2019 2020	*)	**	**	2019 2020	4+	**	**	2019 2020	67% 63%	56% 54%	48% 47%
2021	**	**	**	2021	**	**	**	2021	**	**	* *	2021	**	**	**	2021	60% 57%	53% 51%	46% 45%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	56%	50%	44%
2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	55% 54% 54%	50% 50% 51%	44% 43% 43%
Subsid	50 dwellin 11 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainable 40% Affo	e Area: One gs (50 Hous site @(50 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur illty at £0 per u rordable Hou	es) PH) dph. a. bit (intermediate) unit using) Subsid	dwelling: 11 Hectare s Gross Absorptio Planning y at £0 per unit (i Sustainabil 40% Affo	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. it (intermediate nit Sing	1	50 d 1.11 Hec sidy at £0 per u Sustai 40% 70:30 (S Valuu dwelling .11 Hectare Gross Absorpti Plannin Sustainab	wellings (50 Hou wellings (50 Hou care site @(50 is ross profit: (20 or rotate) anning gain at 11 mit (rent) & E0 is rotate House Ho	uses) DPH) dph.)))))))))))))	1 Subsi	dwelling 1.11 Hectare :	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u	S) PH) dph. a. bit (intermediate) init) Subsid	dwelling .11 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabi 40% Affo	profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur lity at £0 per u rdable Hou	s) PH) dph. a. it (intermediate) nit sing
	:30 (Social I	Rent to Inter			:30 (Social R				:30 (Social	Rent to Inter			0:30 (Social I	Rent to Inter	mediate)		0:30 (Social F	Rent to Inter	mediate)
IEST	12 SHEET 1	GREENFIELD	r	IEST 1	2 SHEET 1	INDUSTRIAL1	1	IEST	12 SHEET 1	INDUSTRIAL2	r	IEST	12 SHEET 1	PDL	r	IEST		CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN .	MIDDLE	UP	2010	DOWN 60%	MIDDLE 50%	UP 46%
2011 2012	A P	**	**	2011 2012	4)	**	**	2011 2012	A)	**	**	2011 2012	(+	**	**	2011 2012	63% 67%	52% 54%	47% 48%
2013	* >	**	••	2013	*)	**	**	2013	* >	**	**	2013	4.4	**	••	2013	68%	54%	48%
2015	↓ ↓	**	A h	2014 2015	*)	A A	**	2014	4 ¥	A h	**	2014 2015	**	A A	A h	2014 2015	75% 83%	58% 63%	50% 52%
2016 2017	(+	4.4	4.4	2016 2017	A)	4.5	4.1	2016 2017	(*	44	* *	2016 2017	* *	4.5	4.5	2016 2017	80% 75%	62% 60%	52% 50%
2018	* >	**	••	2018	* >	**	**	2018	A >	**	**	2018	(+	**	**	2018	71%	58%	49%
2019 2020	* >	**	**	2019 2020	* >	**	**	2019	**	**	**	2019 2020	(v	**	**	2019 2020	66%	56% 54%	48% 46%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	60% 57%	53% 51%	45% 44%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	55%	50%	44%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	54% 54%	50% 50%	43% 43%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	54%	50%	43%
								Sub	50 d 1.11 Her C Abs Pla sidy at E0 per u Sustr 40%	wellings (50 Hou ctare site @(50 I cross profit: (20' corption: 50 unit anning gain at 14 init (rent) & E0 p ainability at E0 p 5 Affordable Ho ocial Rent to Int	ises) DPH) dph. %) s p.a. 10% er unit (interme er unit	ediate)							

Subsid	50 dwellin .11 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate unit esing) Subsit	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(50 D s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	es) PH) dph. a. if init (intermediate) r unit using) Subsi	dwelling .11 Hectare Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	es) PH) dph. a. bi init (intermediate or unit) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustalnabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. it (intermediate) unit sing
	1:50 (SOCIAL F 13 SHEET 1	Rent to Inter	mediate)		13 SHEET 1	ent to Inter	mediate)		13 SHEET 1	Rent to Inte	rmediate)		13 SHEET 1	Rent to Inter	rmediate)	TEST	0:50 (Social I 13 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
2010	A A	**	**	2010	DOWN A A	**	**	2010	A A	**	**	2010	()	**	**	2010	53%	43%	39%
2011 2012	A)	**	**	2011	A >	**	**	2011	A }	**	**	2011	4)	**	**	2011 2012	56% 60%	45% 47%	40% 41%
2013	A >		**	2013	* >	**	**	2013	A >	**	**	2013		**	**	2013	60%	47%	41%
2014 2015	4)	**	**	2014	* >	**	**	2014	A >	**	**	2014 2015	(🕶	**	**	2014 2015	66% 74%	51% 55%	43% 45%
2016	A)	**	**	2016	4)	**		2016	4)	**	**	2016		**	**	2016	71%	54%	45%
2017	A F	**	**	2017	* >	* *	**	2017	A >	**	**	2017		**	**	2017	66%	52%	43%
2018 2019	4)	**	**	2018 2019	4)	**	**	2018	4)	**	**	2018 2019	4.1	**	**	2018 2019	62% 58%	50% 48%	42% 40%
2020	A)	**	**	2020	*)	* *	**	2020	* >	**	**	2020	A P	**	**	2020	55%	47%	39%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	52% 49%	45% 44%	38% 38%
2023			**	2023	**	**	**	2023	**	**	**	2023		**	**	2023	48%	43%	37%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	47% 46%	43% 43%	37% 37%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: (**	2026	**	**	**	2026	46%	43%	37%
Subsid	50 dwellin .11 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate unit esing) Subsid	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur at £1800 per rdable Hou	S) PH) dph. a. iiit (intermediate unit	1 Subsi	sidy at £0 per u Sustair 40% 50:50 (S Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabill 40% Affe	anning gain at 1 innit (rent) & E0 innit (re	per unit (intermi per unit pussing permediate) permediate) ps; pH) dph. a. 6 int (intermediate) r unit ssing	1 Subsi	dwelling .11 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	es) PH) dph. a. bi it (intermediate or unit intermediate or unit inte) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate) unit sing
	14 SHEET 1	Rent to Inter	mediate)		14 SHEET 1	ent to inter	mediate)		14 SHEET 1	Rent to inte	rmediate)		14 SHEET 1	Rent to inter	mediate)		14 SHEET 1	Rent to inter	mediate)
		GREENFIELD		1		INDUSTRIAL1		_		INDUSTRIAL2				PDL		4	REDU		
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 31%	MIDDLE 25%	UP 22%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	33%	25%	22%
2012 2013	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	**	2012	35% 35%	27% 27%	23%
2014	* >	**	**	2014		*	**	2014	* >	**	**	2014	A >	**	**	2014	38%	28%	23%
2015 2016	A)	**	**	2015 2016	A >	**	**	2015 2016	A)	**	**	2015 2016	A)	**	**	2015 2016	43% 40%	31% 30%	24% 24%
2017	A F	**	**	2017	* >	**	**	2017	A >	**	**	2017	A P	**	**	2017	37%	28%	23%
2018 2019	**	**	**	2018 2019	**	**		2018	**	**	**	2018 2019	**	**	**	2018 2019	35% 32%	27% 26%	22%
2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	30%	25%	20%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	28% 27%	24%	20% 19%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	26%	23%	19%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	26% 25%	23% 23%	19% 19%
2026	**	**	**	2026	**	**	^^	2026	**	alue Area: 0	**	2026	**	**	**	2026	25%	24%	19%
	0 dw 0 site Gro Abb Planni Su Susta 0% Affor	ue Area: 0 wellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskidy at 0 inability at 0 rdable Hous 0	sing		dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 @(0) dph. ss profit: 0 orption: 0 g gain at 0% osldy at 0 nability at 0 dable Hous 0	sing		1.11 He Abs Pic Sustain 40% 0:100 (S Vali Gri Abs Planni Sis Sust. 0% Affo	wellings (50 Ho ctare site @(50 Gross profit: (20 sorption: 50 unil anning gain at 1 unit (rent) & E0 (nability at E180% & Affordable Hocial Rent to Init we Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosprotion: 0 (ng gain at 0% units) display at 0 alinability at 0 rdable Hou 0	DPH) dph. %) s p.a. 00% ser unit (intermi) per unit susing ermediate)		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) ew (0) dph. ew (0) dpit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) a @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 rdable Hous 0	sing
TEST	15 SHEET 1	OBEENTIFY -		TEST	15 SHEET 1	INDUSTRIAL		TEST	15 SHEET 1	INDUIDEDIA		TEST	15 SHEET 1	DO:		TEST	15 SHEET 1	CTION TO ASSES	DARLE
_	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	l	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
0	-	-		0		-		0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
,	-	-	-	o	-		-	0	-	-	-	0			-	o	0%	0%	0%
)	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
,		-		0				0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0			-	0	-	-	-	0	0%	0% 0%	0%
-				o o				o			-	o				o o	0%	0%	0%
) 1		-	-	0	-		-	0				0				0	0%	0%	0% 0%
,				o	-			0				0				o	0%	0%	0%
)			-	0		-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
)	-			ő				ő			-	ō				ő	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) 1. 0%								

Subsi	50 dwellin 1.11 Hectare : Gross Absorptio Plannini idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit	profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subs	dwelling 1.11 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. .a. 6 init (intermediate) r unit using) Subsi	dwelling .11 Hectare Gross Absorpti Plannin idy at £0 per unit i	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. bit init (intermediate r unit using	e) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabili	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per uity at £1800 per predable Hou	S) PH) dph. a. bit (intermediate) r unit ssing
	16 SHEET 1			TEST	16 SHEET 1				16 SHEET 1			TEST	16 SHEET 1				16 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	A)	**	**	2010	A >	**		2010	A >	**	**	2010	**	**	**	2010	65%	52% 54%	47% 48%
2012		**	**	2012	A >	**	**	2012	A >	**	**	2012	••	**	**	2012	75%	57%	50%
2013 2014	**	**	**	2013	4.*	4.1		2013	* *	**	* *	2013	**		**	2013	76% 85%	58% 62%	50% 52%
2015	* *	* >	* >	2015	**	A >	* >	2015	* *	A >		2015	* *	(+	* >	2015	97%	68%	55%
2016 2017	•••	*)	4)	2016	4.4	A)	A)	2016		A >	* >	2016		(*	A)	2016	92% 85%	67% 64%	54% 52%
2018 2019	(v	* *	<u> </u>	2018	4.)	4)	* *	2018	(v	4.5		2018 2019	••	A)	A)	2018	79%	62% 59%	51% 49%
2020	A)	**		2020	* >			2020	* >	**	**	2020	4.4	**		2020	68%	57%	48%
2021 2022	A >	**	**	2021	A)	**	**	2021	A >	**	**	2021	(v	**	**	2021	64%	55% 53%	46% 45%
2023	A >	**	**	2023	A >	**	**	2023	* >	**	**	2023	* }	**	**	2023	58%	52%	45%
2024 2025	**	**	**	2024	**	**		2024	**	**	**	2024	**	**	**	2024	57% 57%	52% 52%	44% 44%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	56%	52%	44%
	50 dwellin	Area: One	es)			• Area: One s (50 House:		Sul	Abs Pl. psidy at £0 per u Sustain 40% 70:30 (S Valu	ctare site @(50 Gross profit: (25 sorption: 50 unit anning gain at 1 init (rent) & E0 mability at £1800 6 Affordable He locial Rent to Init e Area: One gs (50 House	%) Is p.a. 00% per unit (intermed) per unit busing termediate)	ediate)		e Area: One			dwelling	e Area: One	s)
	Gross Absorption Planning idy at £0 per unit (Sustainabilit	site @(50 Di profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur v at £1800 per	PH) dph. a. bit (intermediate		.11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit	site @(50 DF profit: (17%) on: 50 units p.a g gain at 100% (rent) & £0 per ur v at £1800 per	PH) dph.		.11 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	site @(50 D s profit: (17%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u tv at £1800 pe	PH) dph. a. 6 nit (intermediate)		.11 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilli	site @(50 Di profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	PH) dph. a. 6 nit (intermediate		1.11 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabili	site @(50 D profit: (17%) on: 50 units p. g gain at 1009 rent) & £0 per units at £1800 pe	PH) dph. a. bit (intermediate)
70	40% Affo 0:30 (Social F	rdable Hou Rent to Inter		70	40% Affo 0:30 (Social I	rdable Hou Rent to Inter		71	40% Affe 0:30 (Social	Rent to Inte	using rmediate)	70	40% Affo 0:30 (Social I	rdable Hou Rent to Inter		71	40% Affo 0:30 (Social	rdable Hou Rent to Inte	rmediate)
TEST	17 SHEET 1	GREENFIELD	•	TEST	17 SHEET 1	INDUSTRIAL1	•	TEST	17 SHEET 1	INDUSTRIAL2	•	TEST	17 SHEET 1	PDL	•		17 SHEET 1	CTION TO AFFOI	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010		**	**	2010	4.2	**		2010		**	**	2010	() A)	**	**	2010	60%	50% 52%	46% 47%
2012		**	**	2012		**	**	2012	* >	**	**	2012	4.4	**	**	2012	67%	54%	48%
2013 2014	A >	**	**	2013 2014	A)	**	**	2013 2014	* >	**	**	2013 2014	(v	**	**	2013 2014	68% 74%	54% 58%	48% 50%
2015	**	**	* *	2015	* >	A.)	* >	2015		A.)	* >	2015	~ ~	* >	* >	2015	82%	62%	52%
2016 2017	4)	**	4.5	2016 2017	* >	**	**	2016	A >	**	**	2016		**	* *	2016 2017	78%	61% 60%	52% 50%
2018	. >	**	**	2018			**	2018	* >	**	**	2018		**	**	2018	70%	58%	49%
2019 2020	A)	**	**	2019	*)	**	**	2019	A >	**	**	2019	A }	**	**	2019	66%	56% 54%	48% 47%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	59% 57%	53% 51%	46% 45%
2022	**			2022	**			2022		**	**	2022		**		2022	55%	50%	45%
2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	54% 54%	50% 50%	44%
2026	**	**	**	2026	**	**	**	2025 2026	**	**	**	2026	**	**	**	2026	53%	50%	44% 43%
		ue Area: 0 vellings (0)				ue Area: 0 ellings (0)		Sul	50 c 1.11 He (Abs Pi osidy at E0 per u Sustail 40% 70:30 (S Val	alue Area: (wellings (50 Ho ctare site @(50 Foress profit: (17 sorption: 50 unil anning gain at 1 unit (rent) & E0 nability at £1800 6 Affordable H- social Rent to Ini ue Area: 0 wellings (0)	uses) DPH) dph. %) Is p.a. 00% per unit (intermed) pursing	ediate)	Valu	ue Area: 0				ue Area: 0	
	0 site	@(0) dph.			0 site	@(0) dph.			0 sit	e @(0) dph.			0 site	e @(0) dph.			0 sit	e @(0) dph.	
	Ab:	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0			At	oss profit: 0 osorption: 0			Ab	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0	
		ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0				ing gain at 0% ubsidv at 0				ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0	
	Susta	inability at 0	olna		Susta	inability at 0	ina		Sust	ainability at 0	cina		Susta	ainability at 0	cina		Susta	ainability at 0	olna
		0	9			0	9			0	9			0	9			0	9
TEST	18 SHEET 1	GREENFIELD		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOI	RDARI F
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
0				0			-	0	-	-	-	o o		-	-	o	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0				0	-	-	-	0		-	-	0	0%	0% 0%	0%
0	-			0			-	0	_		-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0%
0	-			0	-			0			-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-			0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	o	-	-		0		-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
ō				ő				ő				o o				ő	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0%								

Value Area: 0 Value Area: 0 Value Area: 0 Value Area: 0 0 dwellings (0) 0 dwellings (0) dwellings (0) dwellings (0) 0 site @(0) dph. 0 site @(0) dph. 0 site @(0) dph. 0 site @(0) dph. Gross profit: 0 Gross profit: 0 Gross profit: 0 Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning and at 0%	
O site @(0) dph. O site @(0) dph. O site @(0) dph. O site @(0) dph. Gross profit: 0 Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0%	Value Area: 0
Gross profit: 0 Gross profit: 0 Gross profit: 0 Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0%	dwellings (0)
Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0%	0 site @(0) dph.
Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0%	Gross profit: 0
Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0%	Absorption: 0
	Planning gain at 0%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0
0% Affordablé Housing 0% Affordablé Housing 0% Affordablé Housing 0 0% Affordablé Housing 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	% Affordable Housing
TEST 19 SHEET 1 TEST 19 SHEET	
	DOWN MIDDLE UP
BOWN MIDDLE OF BOWN MIDDLE OF BOWN MIDDLE OF DOWN M	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
	0% 0% 0%
Value Area: 0	
0 dwellings (0)	
0 site @(0) dph.	
Gross profit: 0	
Absorption: 0	
Planning gain at 0%	
Subsidy at 0	
Sustainability at 0 0% Affordable Housing	
0% Arrorable Housing	
Value Area: 0 Value Area: 0 Value Area: 0 Value Area: 0	Value Area: 0
0 dwellings (0) dwellings (0) dwellings (0) dwellings (0)	dwellings (0)
0 site @(Ŏ) dph. 0 site @(Ŏ) dph. 0 site @(Ŏ) dph. 0 site @(Ŏ) dph.	0 site @(0) dph.
Gross profit: 0 Gross profit: 0 Gross profit: 0 Gross profit: 0	Gross profit: 0
Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0	Absorption: 0
	Planning gain at 0% Subsidy at 0
Planning gain at 0% Planni	
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0	Sustainability at 0
Subsidy at 0 Subsidiability	Sustainability at 0 % Affordable Housing
Subsidy at 0 Subsidiated Subsidia	% Affordable Housing 0
Subsidy at 0 Subsidial	% Affordable Housing 0 HEET 1
Subsidy at 0 Subsidial S	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE
Subsidy at 0 Subsidial Subsidi	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0%
Subsidy at 0 Subsidial Subs	% Affordable Housing 0 0 HEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidial plits at 0 O% Affordable Housing 0	% Affordable Housing 0 4EET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidial Subsidiary at 0 O O O O O O O O O	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidive at 0 Subsidi	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subs	% Affordable Housing 0 0 HEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0% 0.0%
Subsidy at 0 Subs	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidianability at 0 O% Affordable Housing	West
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidian part of the property	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN
Subsidy at 0 Subsidiality at 0 O% Affordable Housing	Manage M
Subsidy at 0 Subs	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidiation O% Affordable Housing	West
Subsidy at 0 Subs	% Affordable Housing OHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN
Subsidy at 0 Subsidy at 0 Subsidian Subsidiary at 0 Subs	West
Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O% Af	% Affordable Housing 0 HEET 1 REDUCTION TO AFFORDMELE REDUCTION TO AFFORDMELE 000/M MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O% Af	West
Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Aff	West
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	West
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	West
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing	West
Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Aff	West
Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Aff	West
Subsidity at 0 Subsidity at 0 Subsidity at 0 O% Affordable Housing 0 O% Affordable Hou	West
Subsidy at 0 Sustainability at 0 O% Affordable Housing	West

Figure 5 - Sensitivity Testing

	Value	Area: One	Sensit			Area: One			Value	Area: One			Value	Area: One			Value	e Area: One	
1		gs (50 Hous	ses)	1		gs (50 House		1		gs (50 Hous	es)	1		gs (50 Hous	es)	1	50 dwellin	ngs (50 House site @(50 DF	
	Absorpti	profit: (20%) on: 50 units p	.a.		Absorptio	profit: (20%) n: 50 units p.a			Absorpti	profit: (20%) on: 50 units p.a			Absorptio	profit: (20%) on: 50 units p.:			Absorpti	profit: (20%) ion: 50 units p.a	
Subsid	dy at £0 per unit	g gain at 1009 (rent) & £0 per u ty at £1800 pe	nit (intermediate	e) Subsi	dy at £0 per unit (i	gain at 100% rent) & £0 per un y at £1800 per		Subsi	dy at £0 per unit i	g gain at 100% rent) & £0 per ur y at £1800 per	it (intermediate)	Subsi	dy at £0 per unit (gain at 100% rent) & £0 per ur y at £1800 per	nit (intermediate	e) Subsidy	at £0 per unit (ig gain at 100% rent) & £0 per un ty at £1800 per	t (intermediate)
70		rdable Hou	using	70		rdable Hou	sing	70		rdable Hou	sing	70		rdable Hou	sing	70	40% Aff	ordable Hou Rent to Inter	sing
TEST	1 SHEET 1	GREENFIELD		TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 62% 65%	MIDDLE 51% 52%	UP 46% 47%
012	A)	**	**	2012	*)	**	**	2012 2013	A)	**	**	2012 2013	(*	**	**	2012	69% 70%	55% 55%	49% 49%
014	(v	**	**	2014	4 *	**	A A	2014 2015	A P	A A	**	2014 2015	**	4.4	**	2014	77% 86%	59% 64%	51% 53%
016 017	(*	A)	A)	2016 2017	A):	A }	A)	2016 2017	(v	A):	A }	2016 2017	* *	A)	A >	2016 2017	83% 78%	63% 61%	52% 51%
118 119	* >	**	**	2018 2019	*>	**	**	2018 2019	A >	**	**	2018 2019	1 +	**	**	2018 2019	73% 68%	59% 57%	50% 48%
)20)21	* * *	**	**	2020	*)	**	**	2020 2021	A P	**	**	2020 2021	A >	**	**	2020	64%	55% 53%	47% 46%
022	**	**	**	2022	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	58% 56%	52% 51%	45% 44%
)24)25)26	**	**	**	2024 2025 2026	**	**	44	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	55% 55% 54%	50% 50% 51%	44% 44% 44%
								Sub	50 di 1.11 Hec G Abs Pla osidy at E0 per u Sustain 40%	lue Area: C wellings (50 Hou tare site @(50 I ross profit: (209 profitor: 50 units nning gain at 10 nit (rent) & £0 p ability at £1800 Affordable Ho ocial Rent to Inte	ses) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	ediate)							
	50 dwellin .11 Hectare Gross Absorpti	profit: (20%) on: 30 units p. g gain at 1009	ses) PH) dph. .a.		50 dwelling .11 Hectare s Gross Absorptio	profit: (20%) n: 30 units p.a gain at 100%	H) dph.		50 dwellin .11 Hectare Gross Absorpti	gs (50 Houseste @(50 DF) profit: (20%) on: 30 units p.a g gain at 100%	es) PH) dph.		50 dwelling .11 Hectare s Gross Absorptio	profit: (20%) on: 30 units p.a gain at 100%	PH) dph.		50 dwellir .11 Hectare Gross Absorpti Plannin	e Area: One ngs (50 House site @(50 DF profit: (20%) ion: 30 units p.a ig gain at 100% rent) & £0 per un	'H) dph.
	Sustainabilit	ty at £1800 pe ordable Hou	r unit using		Sustainability 40% Affor	y at £1800 per rdable Hou:	unit s ing		Sustainabilit 40% Affo	y at £1800 per rdable Hou	unit sing		Sustainability 40% Affo	y at £1800 per rdable Hou	unit ising		Sustainabili 40% Affo	ty at £1800 per ordable Hou	unit sing
	2 SHEET 1		rmediate)):30 (Social F 2 SHEET 1		mediate)		2 SHEET 1		mediate)	TEST): 30 (Social F 2 SHEET 1	PDL PDL	mediate)		2 SHEET 1	Rent to Inter	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 51%	UP 46%
11	* >	**	**	2011	* >	**	**	2011 2012	A)	**	**	2011 2012	(v	**	**	2011 2012	66% 70%	53% 55%	48% 49%
13 14	* b	**	**	2013 2014	A >	**	**	2013 2014	A) (v	**	**	2013 2014	**	**	**	2013 2014	72% 80%	57% 61%	49% 52%
5 6	* *	A)	A P	2015 2016	4 *	A }	A >	2015 2016	* * *	A h	* >	2015 2016	**	A P	* >	2015 2016	84% 80%	64% 62%	53% 52%
8	(v	**	**	2017	A >	**	**	2017	A P	**	**	2017 2018	4.4	**	**	2017	75% 71%	60% 58%	50% 49%
19 20 21	A } A }	**	**	2019 2020 2021	A) A)	**	**	2019 2020 2021	A P	**	**	2019 2020 2021	A)	**	**	2019 2020 2021	66% 63% 60%	56% 54% 53%	48% 46% 45%
22	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	57% 56%	51% 51%	44%
24 25	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	55% 54%	50% 51%	44% 44%
26	**	**	**	2026	**	**	**	2026	**	Iue Area: C	**	2026	**	**	**	2026	54%	51%	44%
	50 dwellin	e Area: One gs (50 Hous	ses)		50 dwelling	Area: One gs (50 House	es)	Sub	1.11 Hed G Abs Pla osidy at E0 per un Sustain 40% 70:30 (Sr	wellings (50 Hou tare site @(50 for ross profit: (20 proption: 30 units nning gain at 10 hit (rent) & 60 p ability at £1800 Affordable Ho cial Rent to Intel Area: One gs (50 Hous)	OPH) dph. %) i p.a. 00% er unit (interme per unit using ermediate)		50 dwelling	Area: One	es)		50 dwellin	e Area: One ngs (50 Housi	es)
	.11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	site @(50 D profit: (20%) on: 70 units p. g gain at 1009	PH) dph. .a. .s. init (intermediate r unit		.11 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	site @(50 DP profit: (20%) in: 70 units p.a i gain at 100%	H) dph. t (intermediate) unit		.11 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	site @(50 DF profit: (20%) on: 70 units p.a g gain at 100%	PH) dph. a. hit (intermediate) unit		.11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	site @(50 DF profit: (20%) on: 70 units p.: g gain at 100%	PH) dph. a. init (intermediate		.11 Hectare Gross Absorpti Plannir (at £0 per unit (Sustainabili	site @(50 DF profit: (20%) ion: 70 units p.a ig gain at 100%	t (intermediate)
70 ST	3 SHEET 1	Rent to Inte	rmediate)		3 SHEET 1	ent to Inter	mediate)		3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1	Rent to Inter	mediate)		3:30 (Social SHEET 1	Rent to Inter	mediate)
0	DOWN	GREENFIELD MIDDLE	UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 62%	MIDDLE 51%	UP 46%
12	A >	**	**	2011 2012	A >	**	**	2011 2012	<u> </u>	**	**	2011 2012	**	**	**	2011 2012	64% 70%	52% 55%	47% 49%
3 4 5	(v	**	**	2013 2014 2015	A >	**	**	2013 2014 2015	A)	**	**	2013 2014 2015	**	**	**	2013 2014 2015	71% 76%	56% 59% 65%	49% 51% 54%
6 7	· ·		A)	2016 2017	(v	A)	A)	2016 2017	• • •	A) A)	A) A)	2016 2017	**	A)	A) A)	2016 2017	85% 80%	64% 62%	53% 52%
8 9	<u> </u>	**	**	2018 2019	A) A)	**	**	2018 2019	A)	**	**	2018 2019	1.	**	**	2018 2019	75% 70%	60% 58%	50% 49%
20	A)	**	**	2020 2021 2022	A >	**	**	2020 2021 2022	A)	**	**	2020 2021 2022	4 ¥	**	**	2020 2021 2022	66% 62% 59%	56% 54% 53%	48% 46% 45%
22 23 24	**	**	**	2022 2023 2024	**	**	**	2022 2023 2024	**	**	**	2022 2023 2024	**	**	**	2022 2023 2024	57% 57% 56%	53% 51% 51%	45% 44% 44%
25 26	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	55% 55%	50% 51%	44% 44%
								Sub	50 d 1.11 Hec G Abs Pla sidy at E0 per u Sustain 40%	lue Area: C wellings (50 Hou tare site @(50 E ross profit: (205 orption: 70 units nning gain at 10 nit (rent) & E0 p ability at £1800 Affordable Ho ocial Rent to Inte	ses) OPH) dph. 6) i p.a. 10% er unit (interme per unit using	ediate)							

ıbsid	50 dwellin 11 Hectare : Gross Absorpti Plannir y at £0 per unit (Sustainabilit 40% Affo	gs (50 House gs (50 House site @(50 D profit: (20%) on: 50 units p. gg gain at 50% (rent) & £0 per u y at £1800 per urdable Hou- Rent to Inter	ses) PH) dph. a. init (intermediater unit using	e) Subsi	dwelling .11 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% (rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. i. it (intermediat unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 40% Affe	gs (50 House site @(50 E sprofit: (20%) clon: 50 units p ing gain at 50% (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsi	dwelling .11 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. init (intermediate r unit using	e) Subsic	dwelling 1.11 Hectare Gross Absorpti Planni ity at £0 per unit (Sustainabill 40% Affo	s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit
	SHEET 1	Kent to mite	mediate)		4 SHEET 1	tent to inter	illeulate)		4 SHEET 1	Rent to mite	illieulate)		4 SHEET 1	Kent to men	mediate)		0:30 (Social 4 SHEET 1	Rent to inter	mediate)
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE UP
0	A P	MIDDLE	0F	2010	A	MIDDLE	- A A	2010	A P	A A	- A A	2010	. v	MIDDLE	OF ▲ ▲	2010	59%	49%	45%
1 2	* >	**	**	2011	* >	**	**	2011	* >	**	**	2011	(*	**	**	2011	62%	51%	46%
ŀ	* >	**	**	2012 2013	A)			2012	A >		**	2012	4+	**	**	2012 2013	66%	53% 54%	48% 48%
ı	A >	**	**	2014	* >	**	**	2014	A >		**	2014	**	**	**	2014	73%	57%	50%
-	**	* >	* >	2015	* >	* >	* >	2015	(*	A P	* >	2015	~~	.,	* >	2015	81%	62%	52%
ŀ	4.1	* *	* *	2016	*)	**		2016	A P	**	.,	2016		**	.,	2016	78% 73%	61% 59%	51% 50%
ł	* >	**	**	2018	* >	**	**	2018	A P		**	2018	٠.٠	**	**	2018	69%	57%	48%
I	* >	**	**	2019	*)	**	**	2019	A >	**	**	2019	A P	**	**	2019	65%	55%	47%
ł	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	62% 59%	53% 52%	46% 45%
t	**	**	**	2022		••	**	2022	**		**	2022	**	**	**	2022	56%	51%	44%
I	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	55% 54%	50% 49%	43% 43%
ł	**	**	**	2024		**	**	2024	**	**	**	2024		**	**	2024	53%	49%	43%
ŀ	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	53%	50%	43%
	50 dwellin 11 Hectare : Gross Absorpti Plannin y at £0 per unit (gs (50 House gs (50 House site @(50 D profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u cy at £1800 pe	ses) PH) dph. a. 6 nit (intermediate		dwelling .11 Hectare: Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur y at £1800 per	S) PH) dph. a. it (intermediat unit		70:30 (5 Valu dwelling .11 Hectare Gros: Absorpt Plannir dy at £0 per unit Sustainabil	6 Affordable H Social Rent to In te Area: One gs (50 House site @(50 E s profit: (20%) tion: 50 units p ng gain at 200 (rent) & £0 per u ity at £1800 pe	termediate) 295) 197) 198) 199) 190 dph. 18. 18. 18. 18. 18. 18. 18. 1		dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit	e Area: One gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ig gain at 200% (rent) & £0 per ur ty at £1800 per	S) PH) dph. a. 6 nit (intermediate		dwelling 1.11 Hectare Gross Absorpti Plannir by at £0 per unit (e Area: One gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ng gain at 200% rent) & £0 per ur ty at £1800 per	S) PH) dph. a. ait (intermedial
70	40% Affo	rdable Hou Rent to Inter	ısing	7/	Sustainabilit 40% Affo 0:30 (Social F	rdable Hou	sing	7/	40% Aff	ordable Ho Rent to Inte	using	70	40% Aff	ty at £1800 per ordable Hou Rent to Inter	ısing	,	40% Affo 0:30 (Social	ordable Hou	sing
r 5	SHEET 1		mediate)		5 SHEET 1		mediate)	TEST	5 SHEET 1		illieulate)		5 SHEET 1	Kent to miter	mediate)	TEST	5 SHEET 1		
Г	DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
į	A)	**	**	2010	* >	**	**	2010	A >	**	**	2010		* *	**	2010	67%	53%	48% 49%
ł	4 ¥	**	**	2011	A)	**	**	2011	A P	**	**	2011		**	**	2011	71% 77%	55%	49% 51%
ı		**	**	2013	* >	**	**	2013	A P	**	**	2013	**	**	**	2013	78%	59%	51%
ł		A)	A)	2014 2015	(v	A)	A)	2014	**	A)	A)	2014	• •	4) (v	A)	2014 2015	101%	64% 70%	53% 56%
ı	**		A >	2016	**	A P	A >	2016	• •	A >		2016	••	(+	. >	2016	95%	69%	55%
ł		A >	A }	2017	A >	A)	A)	2017		A >	4)	2017		4)	A)	2017	88%	66%	54% 52%
Į	(∀		A >	2019	* >	A >	A)	2019	A P	A F	A)	2019 2020	V V	A)	* >	2019 2020	75%	61% 59%	50% 49%
ł	* >	**	**	2021	*)	**	**	2021	* >	**	**	2021	1.	**	**	2021	66%	57%	48%
Į	* *	**	**	2022 2023	* *	**	**	2022	4.5	**	**	2022	<u> </u>	**	**	2022 2023	63%	55% 53%	46% 46%
ł	**	**	**	2024		**	**	2024	**	**		2024	**		**	2024	59%	53%	45%
I	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	58% 58%	53% 54%	45% 45%
								Sub	50 o 1.11 He Ab: Pl ssidy at E0 per u Sustai 409	alue Area: develings (50 Ho catare site @(50 Gross profit: (20 sorption: 50 unitanning gain at 2 unit (rent) & £0 inability at £180 6 Affordable H Social Rent to In	uses) DPH) dph. 196) Is p.a. 190% per unit (interm D per unit ousing	ediate)							
idy i	50 dwellin 11 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit 40% Affo	gs (50 House gs (50 House site @(50 D) profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ry at £1800 pe prdable House Rent to Inter	ses) PH) dph. a. 6 r unit (intermedial r unit	te) Subsidy	dwelling .11 Hectare: Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. i. unit (intermedia unit	te) Subsidy	Valu dwelling .11 Hectare Gross Absorpt Plannin at £48500 per unit Sustainabil 40% Affe	gs (50 House site @(50 E s profit: (20%) idon: 50 units p ng gain at 100° t (rent) & £26000 pi ty at £1800 pe ordable Hou Rent to Inte	e es) IPH) dph. .a. .a. .a. .a. .a. usina	e) Subsidy	dwelling .11 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabili 40% Affe	e Area: One gs (50 House gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. b r unit (intermedial r unit	te) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannir y at £48500 per unit Sustainabili	s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	S) PH) dph. a. c unit (intermedia c unit
-	DOWN	GREENFIELD MIDDLE	LIP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
ł	**	**	**	2010	**	**	**	2010	**	**	**	2010	**	**	**	2010	40%	37%	36%
ŀ	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	42% 45%	38% 40%	37% 38%
ļ	**	**	**	2013 2014	**	**	**	2013	**	**	**	2013	**	**	**	2013 2014	45% 50%	40% 43%	38% 40%
ł	4)	**	**	2015	. >	**	**	2015	A >		**	2015	4.4		**	2015	58%	47%	42%
ļ	A)	**	**	2016 2017	A)	**	**	2016 2017	A }	**	**	2016 2017	(v	**	**	2016 2017	56% 53%	47% 46%	42% 41%
ł	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	* >	**	**	2018	51%	45%	40%
F	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	49% 47%	44%	39% 39%
t	**	**	**	2021		**	**	2021	**		**	2021	**		**	2021	45%	42%	38%
ŀ	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022	44% 43%	41% 41%	38% 38%
ţ	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	43%	41%	38%
_}	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	43% 42%	41% 41%	37% 37%
								Subsidy	50 d 1.11 He Ab: Pl at £48500 per u Sustai	alue Area: devellings (50 Ho actare site @(50 Gross profit: (20 sorption: 50 uni lanning gain at 1 unit (rent) & £26 inability at £180 6 Affordable H	uses) DPH) dph. (%) ts p.a. 00% (000 per unit (ir	ntermedia	ate)						

Subsidy	50 dwellin 11 Hectare : Gross Absorptio Planning at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermedia unit	te) Subsidy	dwelling: .11 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	te) Subsidy	dwelling .11 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 40% Affe	e Area: One gs (50 House site @(50 D s profit: (20%) lon: 50 units p ng gain at 1009 c (rent) & £22000 ps ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 r unit (intermediate r unit	s) Subsidy	dwelling .11 Hectare s Gross Absorptio Planning (at £25000 per unit s Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 pe rdable Hou	es) PH) dph. .a. 6 or unit (intermediate or unit	a) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per prdable Hou	S) PH) dph. a unit (intermediate) . unit
	: 30 (Social F 7 SHEET 1	ent to inter	mediate)		7 SHEET 1	ent to inter	mediate)		7 SHEET 1	Rent to Inte	rmediate)		7 SHEET 1	ent to inte	rmediate)	TEST	0:30 (Social I 7 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1	1			INDUSTRIAL2		1		PDL		1	REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN A	MIDDLE	UP A A	2010	DOWN 49%	MIDDLE 43%	UP 40%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	52%	44%	41%
2012	A }	**	**	2012	*)	**	**	2012	A P	**	**	2012	.,	**	**	2012	55% 56%	46% 47%	42% 43%
2013 2014	4)	**	**	2013	A)	**	**	2013	A P	**	**	2013	(v	**	**	2013 2014	56% 62%	47% 50%	43%
2015	(*	**	**	2015	* >	**	**	2015	* *	**	**	2015	• •	**	**	2015	70%	54%	47%
2016	A F	**	**	2016	* >	**	**	2016	A >	**	**	2016	(*	**	**	2016	67%	54%	46%
2017 2018	A)	**	**	2017	* >	**		2017	A P	**	**	2017	4.)	**	**	2017 2018	64%	52% 51%	45% 44%
2019	A P	**	**	2019	* >	**	**	2019	A F		**	2019	A >	**	**	2019	57%	49%	43%
2020 2021	**	**	**	2020	**	**		2020	**	**	**	2020	**	**	**	2020 2021	54% 52%	48% 47%	42% 42%
2021	**	**		2021	**	**		2021	**	**	**	2021	**		**	2021	52%	46%	42%
2023		**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	49%	45%	40%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	48% 48%	45% 45%	40% 40%
2026	**	**	**	2026	**	**		2026		**	**	2026	**		**	2026	48%	45%	40%
	Value	Area: One			Value	Area: One		Subsidy	50 c 1.11 He (Abs Pl. at £25000 per u Sustail 40% 70:30 (S	alue Area: (dwellings (50 Ho extare site @(50 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £22 nability at £180 6 Affordable He focial Rent to Ini e Area: One	uses) DPH) dph. %) Is p.a. 00% 0000 per unit (in) D per unit busing termediate)	termedi		· Area: One			Value	e Area: One	
	50 dwellin 11 Hectare: Gross Absorptio	gs (50 House site @(50 DF profit: (20%) on: 50 units p.a g gain at 100%	es) PH) dph. a.		dwelling: .11 Hectare s Gross Absorptio	s (50 House: site @(50 DF profit: (20%) in: 50 units p.a gain at 100%	s) PH) dph. a.		dwelling .11 Hectare Gross Absorpt Plannir	gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 100%	es) PH) dph. .a. 6		.11 Hectare : Gross Absorptio	s (50 House site @(50 D profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. .a. 6		dwelling 1.11 Hectare Gross Absorpti	s (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a.
Subsidy	Sustainabilit	y at £1800 per	unit	ie) Subsidy	Sustainabilit	y at £1800 per	unit	(e) Subsidy	Sustainabili	ity at £1800 pe	r unit	i) Subsidy	Sustainabilit	y at £1800 pe	r unit	a) Subsidi	Sustainabilit	y at £1800 per	unit
70	40% Affo 30 (Social F	rdable Hou Rent to Inter	mediate)	70	40% Affo 30 (Social F	rdable Hou ent to Inter	sing mediate)	70	40% Affe 30 (Social)	Rent to Inte	using rmediate)	70	40% Affo 0:30 (Social F	rdable Hou	using rmediate)	7	40% Affo 0:30 (Social I	rdable Hou	
	SHEET 1	tont to mitor	mediate)		8 SHEET 1	tem to miter	mediate)		8 SHEET 1	nem to me	micalate)		8 SHEET 1	tern to mite	mediate		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP ▲ ▲	2010	DOWN	MIDDLE	UP ▲ ▲	2010	45%	40%	38%
2011 2012	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	47%	41%	39%
2012	A >	**	**	2012	.,	**		2012	A P	**	**	2012	A >	**	**	2012	50% 51%	43% 44%	40% 40%
2014	* >	**	**	2014	*)	**	**	2014	A >	**	**	2014		**	**	2014	56%	47%	42%
2015	A P	**	**	2015	*)	**	**	2015	* >	**	**	2015	(*	**	**	2015	64%	51%	44%
2016 2017	4)	**	**	2016	*)	**	**	2016	A P	**	**	2016 2017	(*	**	**	2016 2017	62% 59%	50% 49%	44%
2018	4.5	**	**	2018	* >	**	**	2018	A >	**	**	2018	* >	**	**	2018	56%	48%	42%
2019 2020	**	**	**	2019	**	**	**	2019	**	**	**	2019	**	**	**	2019	53% 51%	47% 45%	41% 41%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	49%	44%	40%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	47%	44%	39%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	46% 46%	43% 43%	39% 39%
2025	**	**	**	2025	**	**	**	2025	**		**	2025	**	**	**	2025	45%	43%	39%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	^^	**	**	2026	45%	43%	39%
	O dv O site Gro Abs Planni	ue Area: 0 veilings (0) veiling			dw O site Gro Abs Plannir	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 orggain at 0%		Subsidy	1.11 He Ab: Pl at £36000 per u Sustail 40% 70:30 (S Val d V O sit Gr At Plann	twellings (50 Hoctare site @(50 Gross profit: (20 sorption: 50 unil anning gain at 1 unit (rent) & E24 nability at £180/6 Affordable Hoccal Rent to Ini ue Area: 0 vellings (0) the @(0) dph. ossorption: 0 sorption: 0 uning gain at 0%	DPH) dph. (%) is p.a. 00% 000 per unit (in o per unit pusing	termedia	Valu dw O site Gro Abs Plannir	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta Susta	bsidy at 0 inability at 0			Susta	ibsidy at 0 inability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing			dable Hou	sing		0% Affor	rdable Hou	sing
TEST	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4 -	DOWN	PDL MIDDLE	UP	4 -	REDU DOWN	MIDDLE	DABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0		-		0				0				0	0% 0%	0% 0%	0%
0				0				0				0				0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0				o				ō				0				o	0%	0%	0%
0				0		-	-	0				0				0	0% 0%	0% 0%	0% 0%
ő	-	-		ő				ő	-			ō	-			ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0% 0%
0				0	-	-	-	0				0				0	0% 0%	0% 0%	0%
0	-	-		0				0				0				0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0% t 0								

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	IFSI 1	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ilng	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 elinability at 0 rdable Hous	sing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 elinability at 0 rdable Hou 0	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	NDUSTRIAL2 MIDOLE MIDOLE	ı. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	POL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		TION TO AFFOR MIDDLE MI	DABLE UP (V)
Subsid	50 dwellin 11 Hectare : Gross Absorpti Plannid dy at £0 per unit t Sustainabili 40% Affo : 30 (Social I	igs (50 Hous site @(50 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ity at £600 per prdable Hou	es) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling: 11 Hectare s Gross; Absorption Planning y at £0 per unit (in Sustainabilit 40% Affoi :30 (Social F	s (50 House: lite @(50 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un y at £600 per rdable Hou	S) PH) dph. it (intermediate unit sing	Subsit	Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 40% Affc 0: 30 (Social	o e Area: One gs (50 House site @(50 D) profit: (20%) lon: 50 units p. g gain at 100% (rent) & £0 per urity at £600 per brdable Hou	S) PH) dph. a. bit (intermediate) unit using	Subsi	dwelling 1.11 Hectare: Gross Absorptic Plannin idy at £0 per unit (Sustainabili 40% Affo 0:30 (Social I	s (50 House site @(50 D) profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per predable Hou	S) PH) dph. a. bit (intermediate unit) Subsid	dwelling .11 Hectare: Gross Absorptit Planning y at £0 per unit (r Sustainabili 40% Affo D: 30 (Social F	s (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per ur ty at £600 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing
iESi	Value Area: One 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Plann																		
2010 2011	Value Area: One dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidipability at £600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at £600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) TI SHEET 1 GREENFIELD DOWN MIDDLE UP DOW															46%			
2012 2013	A):	**	**	2012 2013	*)	**	**	2012 2013	A }	**	**	2012 2013	(v	**	**	2012 2013	68% 69%	54% 55%	48% 48%
2014	¥	**		2014	* >	**	**	2014	4)		**	2014	**	**	**	2014	75%	59%	50%
2015 2016	**	A)	A P	2015 2016	(v A)	A P	A)	2015 2016	(*	A)	A }	2015 2016	••	A P	A P	2015 2016	84% 81%	63% 62%	53% 52%
2017 2018	4 ¥	**	**	2017 2018	*)	**	**	2017 2018	A >	**	**	2017 2018	(*	**	**	2017 2018	76% 71%	60% 58%	50% 49%
2019 2020	A):	**	**	2019 2020	A)	**	**	2019 2020	*)	**	**	2019 2020	4+	**	**	2019 2020	67% 63%	56% 54%	48% 47%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	60% 57%	53% 51%	46% 45%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	56%	50%	44%
2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	55% 54% 54%	50% 50% 51%	44% 43% 43%
Subsid	50 dwellin 11 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainable 40% Affo	e Area: One gs (50 Hous site @(50 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur illty at £0 per u rordable Hou	es) PH) dph. a. bit (intermediate) unit using) Subsid	dwelling: 11 Hectare s Gross Absorptio Planning y at £0 per unit (i Sustainabil 40% Affo	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. it (intermediate nit Sing	1	50 d 1.11 Hec sidy at £0 per u Sustai 40% 70:30 (S Valuu dwelling .11 Hectare Gross Absorpti Plannin Sustainab	wellings (50 Hou wellings (50 Hou care site @(50 is ross profit: (20 or rotate) anning gain at 11 mit (rent) & E0 is rotate House Ho	uses) DPH) dph.)))))))))))))	1 Subsi	dwelling 1.11 Hectare :	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u	S) PH) dph. a. bit (intermediate) init) Subsid	dwelling .11 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabi 40% Affo	profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur lity at £0 per u rdable Hou	s) PH) dph. a. it (intermediate) nit sing
	:30 (Social I	Rent to Inter			:30 (Social R				:30 (Social	Rent to Inter			0:30 (Social I	Rent to Inter	mediate)		0:30 (Social F	Rent to Inter	mediate)
IEST	12 SHEET 1	GREENFIELD	r	IEST 1	2 SHEET 1	INDUSTRIAL1	1	IEST	12 SHEET 1	INDUSTRIAL2	r	IEST	12 SHEET 1	PDL	r	IEST		CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN .	MIDDLE	UP	2010	DOWN 60%	MIDDLE 50%	UP 46%
2011 2012	A P	**	**	2011 2012	4)	**	**	2011 2012	A)	**	**	2011 2012	(+	**	**	2011 2012	63% 67%	52% 54%	47% 48%
2013	* >	**	••	2013	*)	**	**	2013	* >	**	**	2013	4.4	**	••	2013	68%	54%	48%
2015	* * *	**	A h	2014 2015	*)	A A	**	2014	4 ¥	A h	**	2014 2015	**	A A	A h	2014 2015	75% 83%	58% 63%	50% 52%
2016 2017	(+	4.4	4.4	2016 2017	A)	4.5	4.1	2016 2017	(*	44	* *	2016 2017	* *	4.5	4.5	2016 2017	80% 75%	62% 60%	52% 50%
2018	* >	**	••	2018	* >	**	**	2018	A >	**	**	2018	(+	**	**	2018	71%	58%	49%
2019 2020	* >	**	**	2019 2020	* >	**	**	2019	**	**	**	2019 2020	(v	**	**	2019 2020	66%	56% 54%	48% 46%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	60% 57%	53% 51%	45% 44%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	55%	50%	44%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	54% 54%	50% 50%	43% 43%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	54%	50%	43%
								Sub	50 d 1.11 Her C Abs Pla sidy at E0 per u Sustr 40%	wellings (50 Hou ctare site @(50 I cross profit: (20' corption: 50 unit anning gain at 14 init (rent) & E0 p ainability at E0 p 5 Affordable Ho ocial Rent to Int	ises) DPH) dph. %) s p.a. 10% er unit (interme er unit	ediate)							

Subsid	50 dwellin .11 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate unit esing) Subsit	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(50 D s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	es) PH) dph. a. if init (intermediate) r unit using) Subsi	dwelling .11 Hectare Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	es) PH) dph. a. bi init (intermediate or unit) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustalnabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. it (intermediate) unit sing
	1:50 (SOCIAL F 13 SHEET 1	Rent to Inter	mediate)		13 SHEET 1	ent to Inter	mediate)		13 SHEET 1	Rent to Inte	rmediate)		13 SHEET 1	Rent to Inter	rmediate)	TEST	0:50 (Social I 13 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
2010	A A	**	**	2010	DOWN A A	**	**	2010	A A	**	**	2010	()	**	**	2010	53%	43%	39%
2011 2012	A)	**	**	2011	A >	**	**	2011	A }	**	**	2011	4)	**	**	2011	56% 60%	45% 47%	40% 41%
2013	A >		**	2013	* >	**	**	2013	A >	**	**	2013		**	**	2013	60%	47%	41%
2014 2015	4)	**	**	2014	* >	**	**	2014	A >	**	**	2014 2015	(🕶	**	**	2014	66% 74%	51% 55%	43% 45%
2016	A)	**	**	2016	4)	**		2016	4)	**	**	2016		**	**	2016	71%	54%	45%
2017	A F	**	**	2017	* >	* *	**	2017	A >	**	**	2017		**	**	2017	66%	52%	43%
2018 2019	4)	**	**	2018 2019	4)	**	**	2018	4)	**	**	2018 2019	4.1	**	**	2018 2019	62% 58%	50% 48%	42% 40%
2020	A)	**	**	2020	*)	* *	**	2020	* >	**	**	2020	A P	**	**	2020	55%	47%	39%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	52% 49%	45% 44%	38% 38%
2023			**	2023	**	**	**	2023	**	**	**	2023		**	**	2023	48%	43%	37%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	47% 46%	43% 43%	37% 37%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: (**	2026	**	**	**	2026	46%	43%	37%
Subsid	50 dwellin .11 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate unit esing) Subsid	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur at £1800 per rdable Hou	S) PH) dph. a. iiit (intermediate unit	1 Subsi	sidy at £0 per u Sustair 40% 50:50 (S Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabill 40% Affe	anning gain at 1 innit (rent) & E0 innit (re	per unit (intermi per unit pussing permediate) permediate) ps; pH) dph. a. 6 int (intermediate) r unit using	1 Subsi	dwelling .11 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	es) PH) dph. a. bi it (intermediate or unit intermediate or unit inte) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate) unit sing
	14 SHEET 1	Rent to Inter	mediate)		14 SHEET 1	ent to inter	mediate)		14 SHEET 1	Rent to inte	rmediate)		14 SHEET 1	Rent to inter	mediate)		14 SHEET 1	Rent to inter	mediate)
		GREENFIELD		1		INDUSTRIAL1		_		INDUSTRIAL2				PDL		4	REDU		
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 31%	MIDDLE 25%	UP 22%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	33%	25%	22%
2012 2013	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	**	2012	35% 35%	27% 27%	23%
2014	* >	**	**	2014		*	**	2014	* >	**	**	2014	A >	**	**	2014	38%	28%	23%
2015 2016	A)	**	**	2015 2016	A >	**	**	2015 2016	A)	**	**	2015 2016	A)	**	**	2015 2016	43% 40%	31% 30%	24% 24%
2017	A F	**	**	2017	* >	**	**	2017	A >	**	**	2017	A P	**	**	2017	37%	28%	23%
2018 2019	**	**	**	2018 2019	**	**		2018		**	**	2018 2019	**	**	**	2018 2019	35% 32%	27% 26%	22%
2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	30%	25%	20%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	28% 27%	24%	20% 19%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	26%	23%	19%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	26% 25%	23% 23%	19% 19%
2026	**	**	**	2026	**	**	^^	2026	**	alue Area: 0	**	2026	**	**	**	2026	25%	24%	19%
	0 dw 0 site Gro Abb Planni Su Susta 0% Affor	ue Area: 0 wellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskidy at 0 inability at 0 rdable Hous 0	sing		dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 @(0) dph. ss profit: 0 orption: 0 g gain at 0% osldy at 0 nability at 0 dable Hous 0	sing		1.11 He Abs Pic Sustain 40% 0:100 (S Vali Gri Abs Planni Sis Sust. 0% Affo	wellings (50 Ho ctare site @(50 Gross profit: (20 sorption: 50 unil anning gain at 1 unit (rent) & E0 (nability at E180% & Affordable Hocial Rent to Init we Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosprotion: 0 (ng gain at 0% units) display at 0 alinability at 0 rdable Hou 0	DPH) dph. %) s p.a. 00% ser unit (intermi) per unit susing ermediate)		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) ew (0) dph. ew (0) dpit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) a @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 rdable Hous 0	sing
TEST	15 SHEET 1	OBEENTIFY -		TEST	15 SHEET 1	INDUSTRIAL		TEST	15 SHEET 1	INDUIDEDIA		TEST	15 SHEET 1	DO:		TEST	15 SHEET 1	CTION TO ASSES	DARLE
_	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	l	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
0	-	-		0		-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
,	-	-	-	o	-		-	0	-	-	-	0			-	o	0%	0%	0%
)	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
,		-		0				0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0			-	0	-	-	-	0	0%	0% 0%	0%
-				o o				o			-	o				o o	0%	0%	0%
) 1		-	-	0			-	0				0				0	0%	0%	0% 0%
,				o	-			0				0				o	0%	0%	0%
)			-	0		-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
)	-			ő				ő			-	ō				ő	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) 1. 0%								

Subsid	50 dwellin .11 Hectare: Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	es) PH) dph. a. iit (intermediate unit sing) Subsic	dwelling: 11 Hectare s Gross Absorptic Planning by at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (50 House site @(50 D ion: 50 units p ing gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	es) PH) dph. a. 6 init (intermediate r unit using) Subsi	dwelling .11 Hectare: Gross Absorption Planning (dy at £0 per unit () Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	PS) PH) dph. a. finit (intermediate runit	e) Subsid	dwelling 1.11 Hectare: Gross Absorptio Planning y at £0 per unit (r	profit: (25%) on: 50 units p. g gain at 1009 ent) & £0 per u y at £1800 pe rdable Hou	S) PH) dph. a. bit (intermediate) r unit
TEST	16 SHEET 1		mediatey	TEST '	16 SHEET 1	INDUSTRIAL1	mediatey	TEST	16 SHEET 1		mediate		16 SHEET 1		mediatey	TEST	16 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	* >	**	**	2010 2011	* >	**	**	2010 2011	A)	**	**	2010	**	**	**	2010	65%	52% 54%	47% 48%
2012 2013	1+	**	**	2012 2013	A)	**	**	2012 2013	A):	**	**	2012 2013	••	**	**	2012 2013	75% 76%	57% 58%	50% 50%
2014	**	* >	*)	2014	1 +	* *	*)	2014	~ ~	A >	*)	2014	**	4.4	* >	2014	85%	62%	52%
2015 2016	••	* >	* >	2015 2016	**	A)	A)	2015 2016		A >	A)	2015	* *	(*	4)	2015 2016	97% 92%	68% 67%	55% 54%
2017	• •	*	* >	2017		A >		2017	**	* >		2017	••	•	* >	2017	85%	64%	52%
2018 2019	4+	A)	*)	2018 2019	* >	A)	A)	2018	4)	A >	A)	2018 2019		A P	4)	2018	79% 73%	62% 59%	51% 49%
2020 2021	A):	**	**	2020 2021	A):	**	**	2020 2021	A }	**	**	2020 2021	(*	**	**	2020 2021	68% 64%	57% 55%	48% 46%
2022	A)	**	**	2022	* >	**	**	2022	A F	**	**	2022	A F	**	**	2022	61%	53%	45%
2023 2024	4.5	**	**	2023 2024	4)	**	**	2023 2024	* *	**	**	2023 2024	4.4	**	**	2023 2024	58% 57%	52% 52%	45% 44%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	57% 56%	52% 52%	44% 44%
2020				2020				2020		alue Area: (2020				2020	30 /6	52.76	4470
	50 dwellin .11 Hectare: Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100% (rent) & £0 per units at £1800 per	es) PH) dph. a. it (intermediate unit		dwelling: 11 Hectare s Gross Absorptic Planning by at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per ur v at £1800 per	S) PH) dph. a. iit (intermediate	1	Plasidy at £0 per u Sustain 40% 70:30 (S Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	sorption: 50 unit anning gain at 1 init (rent) & E0 inability at E1800 & Affordable H init (rent) & E0 inability at E1800 & Affordable H initial gain at 10 initial gain at 10 initial gain at 100% (rent) & E0 per uty at E1800 pe	poons our unit (interm of per unit outsing ermediate) outsing ermediate) outsing ermediate) outsing ermediate) outsing ermediate outsing ermediate in unit (intermediate runit	1	dwelling .11 Hectare: Gross Absorption Planning (dy at £0 per unit () Sustainabilit	profit: (17%) on: 50 units p. g gain at 1009 (rent) & £0 per u v at £1800 pe	es) PH) dph. a. 6 nit (intermediate		dwelling 1.11 Hectare: Gross Absorptio Planning y at £0 per unit (r	profit: (17%) on: 50 units p. g gain at 100%	S) PH) dph. a. bit (intermediate)
70	: 30 (Social I	rdable Hou Rent to Inter	sing mediate)	70	:30 (Social F	rdable Hou Rent to Inter	sing mediate)	70	0:30 (Social	Rent to Inte	ising rmediate)	70	D: 30 (Social F	rdable Hou Rent to Inte	ising rmediate)	71	0:30 (Social F		
TEST	17 SHEET 1	GREENFIELD		TEST 1	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFO	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	.	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP
2010 2011	4.)	**	**	2010 2011	4.7	**	**	2010 2011	4.)	**	**	2010	4)	**	**	2010	60%	50% 52%	46% 47%
2012 2013	41	**	**	2012 2013	*)	**	**	2012 2013	A)	**	**	2012 2013	4 *	**	**	2012 2013	67% 68%	54% 54%	48% 48%
2014	* +	**	**	2014	* >	**	**	2014	* >	**	**	2014	**	**	* *	2014	74%	58%	50%
2015 2016		* >	* >	2015 2016	A >	A)	4)	2015 2016	(v	A }	A)	2015	**	A P	4)	2015 2016	82% 78%	62% 61%	52% 52%
2017 2018	*)	**	**	2017 2018	* >	**	**	2017	A >	**	**	2017	**	**	**	2017	74% 70%	60%	50% 49%
2018	* >	**	**	2018	A >	**	**	2018	A)	**	**	2018	4 ¥	**	**	2018	66%	58% 56%	48%
2020 2021	4.5	**	**	2020 2021	4)	**	**	2020 2021	4.4	**	**	2020 2021	4.4	**	**	2020 2021	62% 59%	54% 53%	47% 46%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	57%	51%	45%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	55% 54%	50% 50%	44% 44%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	54% 53%	50% 50%	44% 43%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% vibsidy at 0 innability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	le Area: 0 elllings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing	Sut	1.11 He Abs Play sidy at E0 per u Sustain 40% 70:30 (S Vali Gri At Plann Si	inveilings (50 Ho ctare site @(50 Gross profit: (17 sorption: 50 unil anning gain at 1 unit (rent) & E0 phability at £180 Ho cocial Rent to Ini ue Area: 0 e@(0) dph. oss profit: 0 sorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	DPH) dph. %) s p.a. 00% ser unit (interm) per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 innability at 0 rdable Hou	sing		dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hou	sing
TEST	18 SHEET 1	0		TEST 1	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	1		MIDDLE	RDABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-		o				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0				0	-			0	-	-		0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	o	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0				o				o				0				o	0%	0%	0%
0	-	-		0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
ō	-	-		o	-			o	-		-	0	-	-		o	0%	0%	0%
0	-	-		0	-	-	-	0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0%								

Value Area: 0 O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sutstanability at 0 O EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP -	Value Ar dwelling 0 site @(0 Gross pro Absorptio Planning gall Subsidy Subsidy Subsidy D% Affordabl 0 TEST 19 SHEET 1 NDU DOWN M	gs (0) 0) dph. on: 0 in at 0% at 0 ltv at 0	dw 0 sit Gri Ab Planni Si Sust	ue Area: 0 veillings (0) e @ (0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Housing	dv O sit Gr At Plann	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0	O S O S O	alue Area: 0 dwellings (0) ite @(0) dph.
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	O site @(0 Gross profile Absorptio Planning gain Subsidy. Sustainabili O% Affordabili O TEST 19 SHEET 1	D) dph. ofit: 0 on: 0 in at 0% at 0 lity at 0	0 sit Gri Ab Plann Si Sust	e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alnability at 0	O sit Gn At Plann	e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%	O s	ite @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MICDLE UP	Gross pro Absorptio Planning gair Subsidy. Sustainabili O% Affordabl TEST 19 SHEET 1	ofit: 0 on: 0 in at 0% at 0 ity at 0	Gri Ab Planni Si Sust	oss profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	Gr Ab Plann	oss profit: 0 sorption: 0 ing gain at 0%	Plan	ite @(0) dph.
Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Absorptio Planning gair Subsidy Sustainabili O% Affordabl 0 TEST 19 SHEET 1	on: 0 In at 0% at 0 Itv at 0	Ab Planni Si Sust	sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	At Plann	sorption: 0 ing gain at 0%	Plan	
Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O O EST 19 SHEET OREENFIELD OWN MIDDLE UP	Planning gair Subsidy : Sustainabili 0% Affordabl 0 TEST 19 SHEET 1	in at 0% at 0 ity at 0	Planni Si Sust	ing gain at 0% ubsidy at 0 alnability at 0	Plann	ing gain at 0%	Plan	Gross profit: 0
Subsidy at 0 Sustainability at 0 9% Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Subsidy Sustainabili O% Affordabl O TEST 19 SHEET 1	at 0 itv at 0	Si Sust	ubsidy at 0 ainability at 0	Plann	ing gain at 0%	Plan	Absorption: 0
Sustainability at 0 O% Affordable Housing O	Sustainabilli 0% Affordabl 0 TEST 19 SHEET 1	ity at 0	Sust	ainability at 0	l s	ubsidy at 0		ning gain at 0%
0% Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	0% Affordabl 0 TEST 19 SHEET 1	ity at 0 le Housing	Susta 0% Affo	ainability at 0				Subsidy at 0
O	TEST 19 SHEET 1	le Housing	0% Affo		Sust	ainability at 0	Su	stainability at 0
EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	TEST 19 SHEET 1			0	0% Affo	rdable Housing	0% Aff	ordable Housing
DOWN MIDDLE UP		IOTOLAL 4	TEST 19 SHEET 1	INDUSTRIAL2	TEST 19 SHEET 1	PDL	TEST 19 SHEET 1	DUCTION TO AFFORDABLE
	o Donne	MIDDLE UP	DOWN	MIDDLE UP	DOWN	MIDDLE UP	DOWN	MIDDLE UP
		AIDDLE OF	0 BOWN	MIDDLE OF	0 -	MIDDLE OF	0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 -		0 _		0 _		0 0%	0% 0%
	0	-	0		0 _		0 0%	0% 0%
	0 -		0 _		0 _		0 0%	0% 0%
	-		-		0 -		0 0%	0% 0% 0% 0%
	-		-		-		0 0%	0% 0%
	-		-		0 -		0 0%	0% 0%
	-		-				0 0%	0% 0%
	-		-		0 -		0 0%	0% 0%
	· -		ŏ <u>-</u>		0		0 0%	0% 0%
	ŏ <u>-</u>		š <u>-</u>		0 -		0 0%	0% 0%
			,	/alue Area: 0				
				0 dwellings (0)				
				0 site @(0) dph.				
				Gross profit: 0 Absorption: 0				
			_					
				lanning gain at 0% Subsidy at 0				
				Subsidy at 0 Sustainability at 0				
				Affordable Housing				
			0,0	0				
Value Area: 0	Value Ar	rea: 0	Val	ue Area: 0	Val	ue Area: 0	Va	alue Area: 0
0 dwellings (0)	dwelling	gs (0)	dv	vellings (0)	dv	vellings (0)	c	dwellings (0)
0 site @(0) dph.	0 site @(0	dph.	0 sit	e @(0) dph.	0 sit	e @(0) dph.	0 s	ite @(0) dph.
Gross profit: 0	Gross pro			oss profit: 0		oss profit: 0		Gross profit: 0
Absorption: 0	Absorptio			sorption: 0	At	sorption: 0		Absorption: 0
Planning gain at 0%	Planning gair	in at 0%						
Subsidy at 0 Sustainability at 0			Fidilli	ing gain at 0%		ing gain at 0%	Plan	nning gain at 0%
		at 0	Si	ubsidy at 0	S	ing gain at 0% ubsidy at 0	Plan	nning gain at 0% Subsidy at 0
0% Affordable Housing	Sustainabili	ity at 0	Si Sust	ubsidy at 0 ainability at 0	Si Sust	ing gain at 0% ubsidy at 0 ainability at 0	Plan Su:	nning gain at 0% Subsidy at 0 stainability at 0
0% Affordable Housing	Sustainabili 0% Affordabl	ity at 0 le Housing	Si Sust	ubsidy at 0	Si Sust	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing	Plan Su:	nning gain at 0% Subsidy at 0
0% Affordable Housing 0 ST 20 SHEET 1	Sustainabili 0% Affordabl 0 TEST 20 SHEET 1	ity at 0 le Housing	Si Sust	ubsidy at 0 ainability at 0 rdable Housing 0	Si Sust	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0	Plan Su: 0% Aff TEST 20 SHEET 1	nning gain at 0% Subsidy at 0 stainability at 0 fordable Housing 0
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	Sustainabilli 0% Affordabl 0 TEST 20 SHEET 1	ity at 0 le Housing	Si Sust. O% Affo TEST 20 SHEET 1	ubsidy at 0 alnability at 0 rdable Housing 0 INDUSTRIAL2	S Sust 0% Affo	ing gain at 0% ubsidy at 0 alnability at 0 rdable Housing 0 PDL	O% Aff TEST 20 SHEET 1 REC	aning gain at 0% Subsidy at 0 Subsidy at 0 Fordable Housing 0 DUCTION TO AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1	Sustainabilli 0% Affordabl 0 TEST 20 SHEET 1	ity at 0 le Housing	Si Sust O% Affo	ubsidy at 0 ainability at 0 rdable Housing 0	Sust O% Affo	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0	Plan Su: 0% Aff TEST 20 SHEET 1 REC DOWN 0 0%	uning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Fordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0%
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	Sustainabili O% Affordabl O TEST 20 SHEET 1 INDU DOWN M O - 0 -	JSTRIAL1 JODE UP	O% Affo TEST 20 SHEET 1 DOWN O - O -	ubsidy at 0 ainability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	Sust 0% Affo TEST 20 SHEET 1 DOWN 0 - 0	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0 PDL MIDDLE UP	Plan Sur O% Aff	ining gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0%
O% Affordable Housing O ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili 0% Affordabl 0 TEST 20 SHEET 1 INDU	Ity at 0 Ie Housing JSTRIAL1 JIDDLE UP	Sust. 0% Affo TEST 20 SHEET 1 DOWN O O O	ubsidy at 0 alnability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	Si Sust O% Affo TEST 20 SHEET 1 DOWN	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0 PDL MIDDLE UP	Plan Su: O% Aff TEST 20 SHEET 1 REC DOWN 0 0% 0 0% 0 0% 0 0%	uning gain at 0% Subsidy at 0 Stainability at 0 Fordable Housing 0 DUCTION TO AFFORDABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili O% Affordabl O TEST 20 SHEET 1 INDU DOWN M O - 0 -	JSTRIAL1 JODE UP	Sists 0% Affo TEST 20 SHEET 1 DOWN 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	ubsidy at 0 ainability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	Sust 0% Affo TEST 20 SHEET 1 DOWN 0 - 0 -	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0 PDL MIDDLE UP	Plan Su: 0% Aff TEST 20 SHEET 1 REC DOWN 0 0% 0 0% 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili 0% Affordabl 0 0 TEST 20 SHEET 1 INDU 0 0 - 0 - 0 0 - 0 0 - 0 0 0 0 0 0 0 0	Ity at 0 le Housing USTRIAL1 MIDDLE UP	S S Susta O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 iniability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S Sust 0% Affor TEST 20 SHEET 1 DOWN	ing gain at 0% ubsidy at 0 ubs	Plan Su 0% Aff TEST 20 SHEET 1 REC DOWN 0 0% 0 0% 0 0% 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Fordable Housing O DUCTION TO AFFORDABLE MIDDLE MP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREEN/FELD DOWN MIDDLE UP	Sustainabili O% Affordabl O TEST 20 SHEET 1 INDU DOWN M O - 0 -	Ity at 0 le Housing JISTRIAL1 MIDDLE UP	Sister Sustantial Control of the Con	ubsidy at 0 inability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S S S O S O S O S O S O S O S O S O S O	ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 ordable Housing 0 PPU. MIDDLE UP	Plan Su 0% Aff TEST 20 SHEET 1 RET DOWN 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing O DUCTION TO AFFORDABLE MIDDLE MIDDLE MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili 0% Affordabil 0 0 TEST 20 SHEET 1 INDU	ISTRIAL1 USTRIAL1 UDOLE UP	S S SUST O	ubsidy at 0 iniability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S Sust 0% Affor TEST 20 SHEET 1 DOWN	Ing gain at 0% ubdidy at 0 mobility at 0 mob	Plan Sur O% Aff TEST 20 SHEET 1 REC DOWN 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing 0 Ordable Housing 0 OW
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDOLE UP	Sustainabili 0% Affordabil 0	ISTRIAL1 USTRIAL1 UDOLE UP	Sister Sustantial Sust	ubsidy at 0 iniability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S Sust O% Affo TEST 20 SHEET 1 DOWN	ing gain at 0% ubsidy at 0 ubs	Plan Support Plan TEST 20 SHEET 1 REE DOWN 0 0% 0 0	ining gain at 0% Subsidy at 0 stanisability at 0 ordable Housing 0 0 DUCTION AFFORDABLE WHO DOK
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Suntainabili 0% Affordabl 0% Affordabl 0 TEST 20 SHEET 1 DOWN M 0	Ity at 0 le Housing STRIAL1 MDDLE UP	Sist Sust O% Affo White Affo Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 inability at 0 ordable Housing O INDUSTRIAL2 MIDDLE	S Sust O% Affo O Affo O Affo O Affo O - O - O - O - O - O - O - O - O - O	Ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 redable Housing 0 up DL ubsidy at 0 up DL ubsidy at 0 up DL ubsidy ubsid	Plan O% Aff TEST 20 SHEET 1 RET OCWN 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 SUCTION TO ATTORDABLE UP 1 SUCTION TO
0% Affordable Housing 0 ST 20 SHEET 1 GREEN/FIELD DOWN MIDDLE UP	Suntainabili O'86 Affordabi O'80 Affordabi O'80 TEST 20 SHEET 1 DOWN M	ISTRIAL1 ISTRIAL1 IDDLE UP	Sustandaria Sustan	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust O% Affo O% Affo O% Affo O	Ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 anability at 0 refable Housing 0 PPDL HOUSING UP	Plan 0% Aff TEST 20 SHEET 1 REIT DOWN 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0%	ining gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0.00 or 0.0
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MDOLE UP	Suntainabili 0% Affordabl 0% Affordabl 0 TEST 20 SHEET 1 DOWN M 0	Ity at 0 le Housing ISTRIAL1 IIIOCLE UP	S Sustantial Sustantia	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S Sust Sust Sust Sust Sust Sust Sust Sus	Ing gain at 0% ubday at 0 Ubday at 0 Ubday at 0 Ubday at 0 Ind 1 Ubday at 0 Ind 1 Ubday at 0 Ubday	Plan SUS UNA O'SA Aff TEST 20 SHEET 1 REF OON OON OON OON OON OON OON O	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 Submitted thousing 0 Submitted Submitted thousing 0 Submitted Su
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MODULE UP	Suntainabili O% Affordabl O% Affordabl OWN TEST 20 SHEET 1 DOWN M	Ity at 0 le Housing STRIAL1 IDDUE UP	Sistem	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust	ing gain at 0% ubdidy at 0 ubd	Plan U 09% Aff TEST 20 SHEET 1 REE DOWN 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 obuction to April 100 ordable Housing 0 obuction to April 100 ordable Housing 0 obuction to April 100 ordable 100 orda
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MDDUE UP	Suntainabili O'86 Affordabi O'80 Affordabi O'80 TEST 20 SHEET 1 DOWN M	Ity at 0 le Housing ISTRIAL1 IIIOCLE UP	Sixt O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S S S Sustantial Control of the Cont	Ing gain at 0% ubdish at 0 Upublish at 0 Upu	Plan SUBJECT 1 TEST 20 SHEET 1 REE DOWN ON. ON. ON. ON. ON. ON. ON.	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 Subcritor To Antorobale MODULE UP
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MODULE UP	Sustainability O'S Affordabl O'S A	Itys at 0 le Housing JISTRIAL1 JOHN TO THE	Sistem	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust	ing gain at 0% ubdidy at 0 ubd	Plan U O% Aff TEST 20 SHEFT 1 REE DOWN O O%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 obuction to DEVENTION TO DEV
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MDOLE UP	Sustainabil	Ity at 0 le Housing le	Sixt O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 aniability at 0 O O INDUSTRIAL2 MIDDLE UP	S S S Sustantial Control of the Cont	Ing gain at 0% ubdish at 0 Upublish at 0 Upu	Plan Substitute Plan Plan TEST 20 SHEET 1 REE DOWN ON ON ON ON ON ON ON ON ON	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 SUCTION TO ANTOROBALE MIDDLE UP
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD OWN MDDLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Sixt O% Affo Surt O%	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP HOUSING 0 PDL UP HOUSING UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabil	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S Sustantial State	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP HOUSING 0 PDL UP HOUSING UP	Plan Substitute Plan Plan TEST 20 SHEET 1 REE DOWN ON ON ON ON ON ON ON ON ON	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 SUCTION TO ANTOROBALE MIDDLE UP
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MODLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 inhability at 0 0 NOUSTRUL2 MIDDLE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP HOUSING 0 PDL UP HOUSING UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MODLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 ainability at 0 ordable Housing 0 or	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP HOUSING 0 PDL UP HOUSING UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MODLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 aniability at 0 0 0 NOUSTRIAL2 MIDDLE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP HOUSING 0 PDL UP HOUSING UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 ainability at 0 ordable Housing 0 or	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP HOUSING 0 PDL UP HOUSING UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Signature	ubsidy at 0 inhability at 0 O ROUSTRUL2 MICOLE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD OWN MDDLE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Sist O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 ainability at 0 or dable Housing 0 O O O O O O O O O O O O O O O O O O	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MODULE UP	Sustainability O'8 Affordabl O'8 A	Ity at 0 le Housing le	Sixt O96 Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE

Figure 6 - Sensitivity Testing

15 dwellir 0.2 Hectar Gr Abso Plan ibsidy at £0 per u Sustaina 40% A	Iue Area: One ogs (7 Houses a e site @ (75 DF oss profit: (20%) option: 50 units p. onit (rent) & £0 per u bility at £1800 pe ffordable Hou al Rent to Inter	B Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsit	15 dwellings 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	ite @(75 DP profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	H) dph. a. iit (intermediate unit	e) Subsi	15 dwellings 0.2 Hectare : Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	e Area: One s (7 Houses a site @(75 DF profit: (20%) lon: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	B Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsi	15 dwellings 0.2 Hectare : Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	site @(75 Di s profit: (20%) ion: 50 units p ng gain at 100% (rent) & £0 per u ity at £1800 per prodable Hou	8 Flats) PH) dpha. 6 init (intermediate or unit) Subsidy	15 dwellings 0.2 Hectare s Gross Absorption Planning of at £0 per unit (n Sustainabilit	ite @(75 Di profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per u y at £1800 pe rdable Hou	B Flats) PH) dph. a. 6 nit (intermediater unit
70: 30 (SOCI	al Rent to Inte	rmediate)		1:30 (Social F 1 SHEET 1	ent to inter	mediate)		1 SHEET 1	Rent to Inte	rmediate)		1 SHEET 1	Rent to Inte	rmediate)		1:30 (Social I 1 SHEET 1	rent to inte	rmediate)
DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	RDABLE UP
D 🔺	**	**	2010	* >	**	**	2010	DOWN	**	**	2010	- TV	**	**	2010	79%	63%	56%
1 **	**	**	2011	4 ¥		**	2011	**	**	**	2011	**	**		2011	92%	63% 69%	56% 60%
3 4 • •	A)	A)	2013 2014	**	A)	4)	2013 2014		A):	4)	2013 2014	**	A }	4)	2013 2014	94%	70% 71%	60%
5 🕶	A >	* >	2015	**	* >	A >	2015	**	A >	* >	2015	• •	**	* >	2015	125%	84%	68%
7	A >	A)	2016	**	A >	4)	2016	**	A P	4)	2016	**	1.4	A)	2016	118%	83% 80%	66% 64%
в 🕶	A >	A >	2018	• •	* >	A >	2018	**	* >	* >	2018	**	A >	A >	2018	101%	77%	62%
9 •••	A)	A)	2019	4.7	A >	A)	2019	A P	A)	*)	2019		A >	*)	2019 2020	93% 86%	73% 71%	60% 58%
1 4)	.,		2021			.,	2021	* >	* *	.,	2021	(v	4)	.,	2021 2022	81% 76%	68% 66%	56% 55%
3			2022	4)	**		2022	* >			2022	* >	**	**	2022	72%	63%	53%
4 🔺	**	**	2024 2025		**	**	2024 2025	* *	**	**	2024 2025	A P	**	**	2024 2025	70% 69%	63% 62%	53% 52%
6	**	**	2026	* >	**	**	2026	A P	**		2026	A F	**	**	2026	68%	63%	52%
15 dwellir 0.2 Hectar Gr Abso Plan ibsidy at £0 per u Sustaina 40% A	gs (7 Houses) gs (7 Houses) e site @(75 Dh sos profit: (20%) rption: 30 units p. ning gain at 100% nit (rent) & £0 per u bility at £1800 pe ffordable Hou	B Flats) PH) dph. a. bit init (intermediate r unit	e) Subsit	15 dwellings 0.2 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabilit 40% Affo	ite @(75 DP profit: (20%) in: 30 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	H) dph. a. iit (intermediate unit sing	e) Subsi	70:30 (S Value 15 dwellings 1.2 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	init (rent) & E0 pability at £1800 for Affordable Ho docial Rent to Intellement to Intellement State @(75 DF) profit: (20%) ion: 30 units p. gg gain at 1009 (rent) & E0 per up at £1800 pe prodable Houndable	ermediate) B Hlats) PH) dph. a. 6 init (intermediate r unit	e) Subsi	15 dwellings 0.2 Hectare s Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affo	site @(75 Dis sprofit: (20%) ion: 30 units p ng gain at 1009 (rent) & £0 per u ity at £1800 per prodable Hou	8 Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	Subsidy	15 dwellings).2 Hectare s Gross Absorption Planning at £0 per unit (r Sustainabilit 40% Affo	ite @(75 Di profit: (20%) on: 30 units p. g gain at 1009 ent) & £0 per u y at £1800 pe rdable Hou	B Flats) PH) dph. a. 6 init (intermediater unit
70:30 (Soci	al Rent to Inter			:30 (Social F	ent to Inter	mediate)		:30 (Social	Rent to Inte			0:30 (Social	Rent to Inte	rmediate)		:30 (Social F	Rent to Inte	rmediate)
ST 2 SHEET 1	GREENFIELD		IESI	2 SHEET 1	INDUSTRIAL1		IESI	2 SHEET 1	INDUSTRIAL2		IESI	2 SHEET 1	PDL		IESI :	2 SHEET 1 REDUC	CTION TO AFFO	RDABLE
DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 79%	MIDDLE 63%	UP 56%
1 🔺	**	**	2011	* >	**		2011	A F		**	2011	• •	**	**	2011	81%	63%	57%
2 3	A)	A)	2012	**	* >	4)	2012		A)	A)	2012		A >	A)	2012	92% 94%	69% 70%	60%
4 · ·	A)	A)	2014	••	A)	4)	2014	••	A):	4)	2014 2015	••	A >	A)	2014 2015	97%	72%	61% 67%
• •	A >	* >	2016	••	* >	A >	2016	**	A >	* >	2016	**	**	* >	2016	118%	83%	66%
3	A)	* >	2017	**	A >	4)	2017		A)	4)	2017	**	(v	4)	2017	109%	80% 76%	64%
**	A >	A >	2019	(v	* >	A >	2019	••	A >	. >	2019	• •	* >	* >	2019	92%	73%	60%
4 +	A)	A }	2020	* >	A)	4)	2020	A)	4)	4)	2020	(*	A }	A)	2020	86% 80%	70% 68%	58% 56%
4)	**	**	2022	*)	**	**	2022	A F	**	**	2022	A }	**	**	2022 2023	76% 72%	65% 63%	55% 53%
		**	2024	* >	**	**	2024	A >	**	**	2024	* >	**	**	2024	70%	63%	53%
4)	**	**	2025 2026	A)	**	**	2025 2026	A):	**	**	2025 2026	A }	**	**	2025 2026	69% 68%	62% 63%	52% 52%
Va	lue Area: One	,		Value	Area: One			0.2 Hed Abs Pli sidy at £0 per u Sustail 40% 70:30 (S	ellings (7 Houses tare site @(75 I Gross profit: (20 corption: 30 unit anning gain at 1 init (rent) & E0 I; ability at E1800 a Affordable Ho ocial Rent to Intel e Area: One	OPH) dph. %) s p.a. 00% eer unit (interm o per unit ousing eermediate)	nediate)	Valu	e Area: One	•		Value	Area: One	
0.2 Hectar Gr Abso Plan bsidy at £0 per u Sustaina 40% A	ngs (7 Houses of e site @(75 DF) oss profit: (20%) oss profit: (20%) oss profit: (20%) onling gain at 100% onlit (rent) & £0 per u billity at £1800 pe ffordable Houal Rent to Interdi	PH) dph. a. 6 nit (intermediate r unit	e) Subsii	Absorption Planning By at £0 per unit (Sustainabilit	ite @(75 DP profit: (20%) in: 70 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	H) dph. a. iit (intermediate unit	e) Subsi	O.2 Hectare: Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	s (7 Houses is site @(75 DF profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per ut at £1800 pe profable House to Interest to Interest is site.	PH) dph. a. 6 nit (intermediate r unit using	e) Subsi	Absorpt Plannir idy at £0 per unit Sustainabili	site @(75 Di s profit: (20%) ion: 70 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe	PH) dph. a. 6 init (intermediate r unit) Subsidy	Absorption Planning at £0 per unit (r Sustainabilit	ite @(75 Di profit: (20%) on: 70 units p. g gain at 1009 ent) & £0 per u y at £1800 pe rdable Hou	PH) dph. a. 6 nit (intermediat r unit usina
ST 3 SHEET 1		cuidto)	TEST	3 SHEET 1	INDUSTRIAL1	cuidte)	TEST	3 SHEET 1	INDUSTRIAL2	cuidto)	TEST	3 SHEET 1		atoj	TEST :	SHEET 1	CTION TO AFFO	
DOWN	GREENFIELD MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE	UP
4)	**	**	2010 2011	4)	**	**	2010	<u> </u>	**	**	2010		**	**	2011	80%	63% 63%	56% 56%
**	A)	A)	2012	**	A)	A)	2012 2013	**	A)	4)	2012 2013	**	A P	4)	2012 2013	92% 93%	69% 70%	60% 60%
**	A)	*)	2014 2015	**	A)	A)	2014 2015	**	A)	A)	2014 2015	**	* *	A)	2014 2015	94% 126%	71% 84%	60% 68%
• •	A)	A)	2016	* *	A }	4)	2016	**	A)	4)	2016	* *		A)	2016 2017	119% 110%	83% 80%	66% 64%
• •	A >	A >	2018	- ; ;	* >	A >	2018	~ ~	A >	* >	2018	~ ~	A >	A >	2018	102%	77%	62%
4 *	^,	*)	2019 2020	* *	4)	4)	2019 2020	* * *	A)	4)	2019 2020	**	A):	4)	2019 2020	93% 87%	74% 71%	60% 58%
* *	^ ^	* *	2021	**	* * *	^)	2021 2022	A)	* *	*)	2021 2022	4+	A >	* * *	2021 2022	81% 76%	68% 66%	57% 55%
* >	**	**	2023	*)	**	**	2023	A)	**	**	2023	A)	**	**	2023	73%	64%	54% 53%
4)	**	**	2025	4)	**	**	2025	A)	**	**	2025	- /	**	**	2025	69%	62%	52%
	**	**	2026		**	**	2026		alue Area: 0		2026		**	**	2026	69%	63%	52%
							Sub	0.2 Hed Abs Pt sidy at E0 per u Sustain	ellings (7 Houses tare site @(75 I Gross profit: (20 corption: 70 unit anning gain at 1 nit (rent) & E0 p nability at £1800 Affordable Ho	OPH) dph. %) s p.a. 00% per unit (interm) per unit	nediate)							

Subsid	5 dwellings 2 Hectare s Gross Absorptio Plannin y at £0 per unit (Sustainability 40% Affo	Area: One (7 Houses & ite @(75 DP profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	B Flats) H) dph. a. iit (intermediate) unit sing	Subsid	dwellings (0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (r Sustainability 40% Affor	orofit: (20%) n: 50 units p.s g gain at 50% rent) & £0 per un / at £1800 per rdable Hou	Flats) H) dph. a. it (intermediate unit sing	e) Subsi	dwellings 0.2 Hectare : Gross Absorpti Plannii dy at £0 per unit Sustainabili 40% Affo	e Area: One (7 Houses 8 Site @(75 DF s profit: (20%) Ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. nit (intermediate r unit unit	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili 40% Affe	ty at £1800 per ordable Hou	Flats) PH) dph. a. hit (intermediate runit	e) Subsid	dwellings 0.2 Hectare s Gross Absorpti Plannir y at £0 per unit (Sustainabili 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	Flats) H) dph. a. iit (intermediate unit
	30 (Social F	Rent to Inter	mediate)		:30 (Social R	ent to Inter	mediate)	70	30 (Social 4 SHEET 1	Rent to Inte	rmediate)		30 (Social 4 SHEET 1	Rent to Inter	mediate)		0:30 (Social 4 SHEET 1	Rent to Inter	mediate)
E31 4	SHEET I	GREENFIELD		IESI	4 SHEET I	INDUSTRIAL1		IESI	4 SHEET I	INDUSTRIAL2		IESI	4 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 77%	MIDDLE 62%	UP 55%
011	A >	**	**	2011	* >	**	**	2011	A >	**	**	2011		**	**	2011	77%	62%	55%
112 113	**	*)	* >	2012 2013	A)	A >	A)	2012	1+	A)	4)	2012	**	A)	A >	2012	88%	67% 68%	59% 59%
14	~ ~	* >	* >	2014	* >	* >		2014	4.4	A.)	* >	2014	• •	A)	A >	2014	90%	69%	59%
15	~ ~	4)	A)	2015	**	* >	* >	2015	**	A)	* >	2015	* *	1.4	* >	2015	117%	81%	66%
16 17		*)	*)	2016 2017		A >	*)	2016		A)	*)	2016	•••	1,4	* >	2016	111%	77%	65% 63%
18	• •	*)	A >	2018	~ ~	A >	A >	2018	••	A >	* >	2018	* *	A)		2018	96%	74%	61%
19 20	A P		* * *	2019	A)	A >		2019	4+	A)	.,	2019	1.4	A)	4)	2019	89%	71% 69%	59% 57%
21	* >	**	**	2021	* >	**		2021	* >	**		2021	* >		**	2021	78%	66%	55%
22 23	A >	**	**	2022	**	**	**	2022	4)	**	**	2022	A)	**	**	2022	74%	64%	54% 53%
23 24	4)	**	**	2023	4)	**		2023	4)	**		2023	4.)		**	2023	69%	61%	52%
25 26	4)	**	**	2025 2026		**	**	2025 2026	* *	**	**	2025 2026	A }	**	**	2025 2026	67% 67%	61% 61%	52% 52%
								Sut	15 dwe 0.2 Hec (Abs Pl sidy at E0 per u Sustain	alue Area: (ellings (7 Houses: ctare site @(75 I Gross profit: (20 sorption: 50 unit lanning gain at 5 unit (rent) & E0 I nability at E1800	s 8 Flats) DPH) dph. %) s p.a. 50% per unit (interm) per unit	nediate)							
ubsid	5 dwellings 2 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainability 40% Affo	Area: One (7 Houses & Ite @ (75 DP profit: (20%) on: 50 units p.: g gain at 200% rent) & £0 per ur y at £1800 per ur y at £1800 per rdable Hou Rent to Inter	B Flats) H) dph. a. iit (intermediate) unit sing	Subsid	dwellings (0.2 Hectare si Gross (Absorptio Planning dy at £0 per unit (r Sustainability	orofit: (20%) n: 50 units p.a gain at 200% rent) & £0 per un r at £1800 per rdable Hou	Flats) H) dph. i. it (intermediate unit sing	e) Subsi	70:30 (S Value dwellings 0.2 Hectare : Gross Absorpti Plannid dy at £0 per unit Sustainabili 40% Affo	of Affordable Hotocial Rent to Interest to	ermediate) Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	e Area: One (7 Houses 8 site @(75 DF s profit: (20%) lon: 50 units p. ig gain at 200% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Intel	Flats) PH) dph. a. bit (intermediate runit	e) Subsid	dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per ur ty at £1800 per ordable Hou	Flats) H) dph. a. iit (intermediate unit
	SHEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1				5 SHEET 1				5 SHEET 1		
ſ	DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP UP
0	••	**	**	2010 2011	A)	**	**	2010	4 7	**	**	2010 2011	• •	**	**	2010	85%	66% 66%	58% 58%
2	**	* >	A P	2012	**	* >		2012	~ ~	A >	4)	2012	**			2012	101%	73%	62%
3 4	**	4)	*)	2013 2014	**	A }	A)	2013	**	A):	4)	2013 2014	* *	A)	A)	2013	104% 104%	74%	63% 63%
5	~ ~	**	* >	2015	~ ~	4.4	* >	2015	~ ~	**	* >	2015	• •	~ ~	* >	2015	146%	91%	71%
6 7	••	4.4	A)	2016 2017	• •	A }		2016	**	4.7	4)	2016	**	**	A)	2016	136%	89%	69% 67%
8		*)	*)	2018		A >	A >	2018	**	A >		2018	• •	(*	* >	2018	113%	82%	65%
9	**	4)	4)	2019 2020	**	A)	.,	2019	**	A)	4)	2019	**	(v	A)	2019	102%	78% 74%	62% 60%
1		*)	* >	2021	* >	A }	A >	2021	A >	A }	A >	2021	~ ~	A >	A)	2021	86%	72%	58%
2	A)	**	**	2022 2023	4)	**		2022	A }	4.4		2022 2023	4 +	**	* *	2022 2023	81% 76%	69% 66%	56% 55%
4 5	* >	**	**	2024 2025	* >	**	**	2024	* >	**	**	2024 2025	* >	**	**	2024 2025	74% 73%	65%	54%
6	A)	**	**	2026	A)	**	**	2025 2026	<u> </u>	**	**	2026	* >	**	**	2026	73%	65% 65%	54% 54%
. 0	15 dwellings	Area: One (7 Houses & ite @(75 DP	Flats)		Value dwellings ().2 Hectare sl	Area: One 7 Houses 8 I te @(75 DP	Flats)		0.2 Hec Abs Plansidy at £0 per u Sustain 40% 70:30 (S Valu dwellings	ellings (7 Houses tare site @(75) Gross profit: (2 lo sorption: 50 unit anning gain at 2 unit (rent) & E0 p. hability at £1800 6 Affordable Hocial Rent to Int e Area: One (7 Houses 8 site @(75 DF	OPH) dph. %) s p.a. 00% oer unit (interm ousing ermediate) Flats)		dwellings	e Area: One (7 Houses 8 site @(75 DF	Flats)		Value dwellings 0.2 Hectare s	e Area: One (7 Houses 8 site @(75 DF	Flats)
sidy i	Gross Absorptio Planning at £48500 per unit (Sustainability 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y dable Hou Rent to Inter	unit (intermediate unit sing) Subsidy	Gross p Absorptio Planning at £48500 per unit (i Sustainability	profit: (20%) n: 50 units p.s gain at 100% rent) & £26000 per y at £1800 per rdable Hou	unit (intermediat unit sing	e) Subsidy	Gross Absorpti Plannin at £48500 per unit Sustainabili 40% Affo	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £26000 pe ty at £1800 pe prdable Hou Rent to Inter	a. 6 r unit (intermediat r unit ising	oo) Subsidy	Gross Absorpt Plannir at £48500 per unit Sustainabili 40% Affe	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 pe ty at £1800 pe prdable Hou Rent to Intel PDL	a. r unit (intermediat r unit unit	te) Subsid	Gross Absorpti Plannin y at £48500 per unit Sustainabili 40% Affc D: 30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	a. unit (intermediate unit sing mediate)
. [DOWN	MIDDLE	UP	2012	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2040	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
1	* >		**	2010	*)	**		2010	A)	**	**	2010	* >	**	**	2010	55% 54%	48%	44%
2	*)	**	**	2012 2013	4)	**	**	2012 2013	A }	**	**	2012	A >	**	**	2012	62%	52% 52%	47% 48%
4	A >	**	**	2014	* >	**	**	2014	A)	**	**	2014	A >	**	**	2014	64%	53%	48%
6	1+	*)	* * *	2015 2016	A)	A P	4)	2015 2016	A):	4)		2015 2016	- ; ;	A)	* >	2015 2016	82%	63% 63%	54% 53%
7 8	4)	4)	4)	2017 2018	4)	A)	4)	2017 2018	A }	A)	4)	2017 2018	1 *	<u> </u>	A)	2017 2018	77% 73%	61% 59%	52% 51%
9	* >	**	**	2019	* >	**	**	2019	A F	**	* *	2019	* }		**	2019	69%	57%	50%
10 11	4)	**	**	2020	A)	**	**	2020	A }	**	**	2020	A >	**	**	2020	65%	56% 54%	48% 47%
2	* >	**	**	2022		**	**	2022	A F	**	* *	2022	A }		**	2022	59%	53%	46%
3 4	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	57% 56%	51% 51%	46% 45%
5 6	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	55% 54%	51% 51%	45% 45%
								Subsidy	15 dwe 0.2 Hec (Abs Pla at £48500 per u Sustain 40%	alue Area: (ellings (7 Houses: tare site @(75 I) Gross profit: (20 sorption: 50 unit anning gain at 1 I) mit (rent) & £26 inability at £1800 inab	s 8 Flats) OPH) dph. %) s p.a. 00% 000 per unit (in	ntermedi	ate)						

Subsidy	15 dwellings 2 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	ite @(75 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	B Flats) H) dph. a. unit (intermediat unit sing	te) Subsidy	dwellings (0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 40% Affo	Area: One Thouses 8 lite @(75 DP) profit: (20%) on: 50 units p.s. g gain at 100% (rent) & £22000 per rdable Hou Rent to Inter	Flats) H) dph. a. unit (intermedia unit sing	te) Subsidy	dwellings 0.2 Hectare Gross Absorpt Plannir y at £25000 per unit Sustainabil 40% Affe	e Area: One (7 Houses 8 site @(75 Df s profit: (20%) ion: 50 units p. ng gain at 1009 ('(rent) & £22000 ps ity at £1800 pe ordable Hou Rent to Inte	Flats) PH) dph. a. a. funit (intermediat r unit unit unit unit unit unit unit unit	e) Subsidy	dwellings 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	Flats) PH) dph. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwellings 0.2 Hectare: Gross Absorpti Plannir y at £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	Flats) PH) dph. a. r unit (intermediate) unit unit
	SHEET 1	tent to miter	mediate)		7 SHEET 1	tent to inter	mediate		7 SHEET 1		illeulate)	TEST	7 SHEET 1	Kent to mite	mediate)		7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_	REDU DOWN	CTION TO AFFOI MIDDLE	RDABLE UP
2010	* >	**	**	2010	. >	**	**	2010	* >	**	**	2010	A F	**	**	2010	65%	54%	49%
2011 2012	4)	**	**	2011		**	**	2011	4)	**	**	2011	4) (v	**	**	2011	65% 74%	54% 59%	49% 53%
2013	* >	**	**	2013	* >	**	**	2013	A >	**	**	2013		**	**	2013	76%	60%	53%
2014 2015	* *	4.4	**	2014	* ·	4.1	**	2014	* *	**	**	2014	**	4.4		2014	76% 102%	61% 72%	53% 60%
2016	* *	* >	* >	2016	• •	A P	A >	2016	• •	A.)	* >	2016	• •	* >	* >	2016	97%	71%	59%
2017 2018	(*	4.5	* >	2017 2018	4+	4)	*)	2017	A P	A }	4)	2017	**	A P	4)	2017	91% 84%	69% 67%	57% 56%
2019	A }	.)	* >	2019	.)	A P	* >	2019	A P	A >	* >	2019		A }	A >	2019	79%	64%	54%
2020 2021	* >	**	**	2020	4)	**	**	2020	A >	**	**	2020	A >	**	**	2020	74% 69%	62% 60%	52% 51%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	66%	58%	50%
2023 2024	* *	**	**	2023	**	**	**	2023	* *	**	**	2023	**	**	**	2023	63%	57% 56%	49% 48%
2025	**	**	**	2025	**		**	2025		**	**	2025		**	**	2025	61%	55%	48%
2026	**	**	**	2026	**	**	**	2026	* * V	alue Area: 0	200	2026	**	**	**	2026	60%	56%	48%
0	15 dwellings 2 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	ite @(75 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per	Flats) H) dph. a. unit (intermediat		dwellings (0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	Area: One 7 Houses 8 lite @(75 DP profit: (20%) on: 50 units p.s. g gain at 1000 (rent) & £24000 per y at £1800 per	Flats) H) dph. a. unit (intermedia unit		Sustai 409 70: 30 (5 Valu dwellings 0.2 Hectare Gross Absorpt Planni y at £36000 per unit Sustainabil	unit (rent) & E22 nability at E1800 6 Affordable H 6 Godal Rent to Ini e Area: One (7 Houses 8 siste @(75 Df 5 profit: (20%) ion: 50 units p ng gain at 1009 (rent) & E24000 pe lity at £1800 pe	oper unit ousing termediate) Flats) PH) dph. a. 6 ir unit (intermediate) r unit		Value dwellings 0.2 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe	Flats) PH) dph. a. 6 r unit (intermedia r unit		dwellings 0.2 Hectare: Gross Absorpti Plannir y at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe	Flats) PH) dph. a. b. r unit (intermediate) r unit
70	40% Affo :30 (Social F	rdable Hou	sing	70	40% Affo	rdable Hou Rent to Inter	sing	7.	40% Aff	Rent to Inte	using	7/	40% Affo 0:30 (Social I	rdable Hou	ising	7.	40% Affo 0:30 (Social	rdable Hou	ising
	SHEET 1	ent to inter	mediate)		B SHEET 1	Rent to Inter	mediate)		8 SHEET 1		rmediate)	TEST	8 SHEET 1	Rent to inter	mediate)	TEST	8 SHEET 1		
1	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFOI MIDDLE	RDABLE UP
2010	A >	**	UP ▲ ▲	2010	A >	**	**	2010	A Þ	MIDDLE	UP	2010	A P	MIDDLE	**	2010	60%	51%	47%
2011 2012	* >	**	**	2011	A)	**	**	2011	A)	**	**	2011	A)	**	**	2011	60%	51% 56%	47% 50%
2013	* >	**	**	2013	* >	**	**	2013	* }	**	**	2013	* >	**	**	2013	70%	56%	50%
2014 2015	* *	4.4	**	2014	* *	4.1	**	2014	* P	**	**	2014	* P	4.4		2014	95%	57% 68%	50% 57%
2016	* *	*)	* >	2016	4+	A >	* >	2016	**	* >	* >	2016	~ ~	A.)	* >	2016	90%	67%	56%
2017 2018	4.)	4.5	A P	2017 2018	A)	A)	*)	2017	A }	A >	4)	2017	1 *	A P	4)	2017	79%	65% 63%	55% 53%
2019	* >	**	**	2019 2020	* >	**	**	2019	* >	**	**	2019 2020	4+	**		2019 2020	74%	61% 59%	52% 51%
2021	* >	**		2021	->		**	2021	A >	**	**	2021		**	**	2021	69% 66%	57%	49%
2022	4.4	**	**	2022 2023	4)	**	**	2022	A):	**	**	2022	4)	**	**	2022	63%	56% 54%	48% 47%
2024	**	**		2024	**	**	**	2024	**	**	**	2024	**	**		2024	59%	54%	47%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	58% 58%	53% 54%	47% 47%
										alue Area: (
	O dw O site Gro Abs Plannir Su Susta	ie Area: 0 vellings (0) vellings (0) vellings (0) vellings (0) verbion: 0 vorption: 0 vorption: 0 vorption to 0 verbion to 0 ve	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% tissidy at 0 inability at 0 rdable Hous 0	ilng		at £36000 per u Sustai 409 70:30 (5 Val dv O Sil Gr Al Plann S Sust	ctare site @(75) Gross profit: (20 sorption: 50 unil anning gain at 1 unit (rent) & E24 nability at £180/6 Affordable H benedicted to the social Rent to Social Rent to Ease (20) dph. oss profit: 0 osorption: 0 uning gain at 0% ubsidy at 0 ainability at 0 orrdable Hour 0	9%) is p. a. 00% of 00%		Valu dw 0 sitt Groc Ab Planni St Susta 0% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0	sing		dw 0 sit Gri Ab Planni Si Sust 0% Affo	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing
1531 9		GREENFIELD		ILEST.		INDUSTRIAL1		IEST	9 SHEET 1	INDUSTRIAL2	ı	IEST	9 SHEET 1	PDL	ı	IEST		CTION TO AFFOI	
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
3				0				0	-		-	0		-	-	0	0%	0% 0%	0% 0%
)				0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0%
	-			0	-			0		-		0	-	-	- 1	0	0%	0%	0%
,	-			0	-			0	-	-	-	0	-	-		0	0% 0%	0% 0%	0%
)	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
	-			0	-			0				0	-	-	-	0	0%	0%	0%
í	-			0			-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-			0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0%	0%
0	-	-		0	-			0	-	-		0		-		0	0%	0%	0%
u	-	-		U	_	_	_	J		O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0) h.) 0%	U	_	_	_	U	0.8	0.8	0.8

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ninability at 0 rdable Hous 0	sing	TECT	dwi O site Gro: Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 torption: 0 torg gain at 0% bsidy at 0 inability at 0 dable Hous	sing	TECT	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 einability at 0 rdable Hou 0	sing	TECT	dw O site Gro Abs Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing	TECT	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 ssg gain at 0% bisidy at 0 inability at 0 rdable Hour	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL2 MIDDLE) h.) 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEFT 10 SHEFT 1 SH	CTION TO AFFOR MIDDLE OF M	DABLE UP P P P P P P P P P P P P P P P P P P
	Value	Area: One) Elate)		Value	Area: One 7 Houses 8	Elate)		0% Value	Affordable Ho 0 e Area: One (7 Houses 8	using		Value dwellings	Area: One	Elate)		Value	Area: One	Elate)
Subsid	.2 Hectare s Gross Absorption Plannin by at £0 per unit in Sustainabilit 40% Affor :30 (Social I	ifte @ (75 DP profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un ty at £600 per urdable Hou Rent to Inter	H) dph. a. iii (intermediate; unit	Subsic	0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainabilit 40% Affor	ite @(75 DP profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per ur ry at £600 per rdable Hou	H) dph. a. iit (intermediate unit sing	Subsi	O.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo 0:30 (Social	site @(75 DF profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ity at £600 per ordable Hou	PH) dph. a. 6 nit (intermediate) unit using	Subsi	0.2 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabili 40% Affo D: 30 (Social F	ite @(75 DP profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £600 per rdable Hou	H) dph. a. bit (intermediate unit	Subsid	0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustainabili) 40% Affo 0:30 (Social I	ite @(75 DF profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per ur ty at £600 per rdable Hou	H) dph. a. it (intermediate) unit sing
TEST 1	11 SHEET 1	GREENFIELD		TEST	11 SHEET 1	INDUSTRIAL1	1	TEST	11 SHEET 1	INDUSTRIAL2	T	TEST	11 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010 2011	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 78% 78%	MIDDLE 63% 63%	UP 55% 56%
2012	**	*)	* >	2012	*)	* 1		2012	(*	* *	* >	2012	**	*)	*)	2012	89%	68%	59%
2013 2014	**	A >	<u> </u>	2013 2014	1 *	A P	4)	2013 2014	**	A F	A)	2013 2014	* *	A P	A)	2013 2014	91% 92%	69% 70%	60%
2015 2016	**	A)	<u> </u>	2015 2016	**	A P	A)	2015 2016	**	A):	A)	2015 2016	* *	(+	A)	2015 2016	121% 115%	83% 81%	67% 65%
2017 2018	**	*>	A >	2017 2018	* *	A >	4.)	2017 2018	**	*>	*>	2017 2018	* *	(v	*>	2017 2018	106% 98%	79% 75%	63% 61%
2019 2020	**	A)	A)	2019 2020	(v	A)	4)	2019	4.4	A)	A)	2019 2020	* *	A)	A)	2019	91% 84%	72% 70%	59% 58%
2021	A)	*)	*)	2021	A)		A >	2021	A P			2021	(v	4.1	4.1	2021	79% 75%	67% 65%	56% 54%
2023	* }	**	**	2023	4)	**	**	2023	* >	**		2023	A }	**	**	2023	71%	63%	53%
2024 2025 2026	* >	**	**	2024 2025 2026	* >	**	**	2024 2025 2026	* >	**	**	2024 2025 2026	* >	**	**	2024 2025 2026	69% 68% 68%	62% 61% 62%	52% 52% 52%
α	15 dwellings 2 Hectare s Gross	Area: One (7 Houses 8 ite @(75 DP profit: (20%) on: 50 units p.8	B Flats) H) dph.	C	dwellings (0.2 Hectare s Gross	Area: One 7 Houses 8 Ite @ (75 DP profit: (20%) in: 50 units p.	Flats) H) dph.		Abs Abs Sidy at £0 per Sustai 40% 70:30 (S Value dwellings 0.2 Hectare s Gross	Affordable Hocial Rent to Intel Area: One (7 Houses 8	(%) Is p.a. Is p.a. Is p.a. Is p.a. Is p.a. Is p.a. Is per unit (interme per unit pusiing per unit (intermediate) Is p.a. Is p		dwellings (0.2 Hectare s Gross	Area: One 7 Houses 8 ite @(75 DP profit: (20%) on: 50 units p.	Flats) H) dph.		dwellings (0.2 Hectare s Gross	• Area: One 7. Houses 8 1tte @ (75 DF profit: (20%) on: 50 units p.	Flats) H) dph.
Submin	Plannin	g gain at 100% (rent) & £0 per un		Subvir		gain at 100%) Subei		g gain at 1009	6	Subsi		gain at 100%	5) Suboid	Plannin y at £0 per unit (r	g gain at 100%	
	Sustainabi	lity at £0 per u	ınit	Lucat	Sustainabil	lity at £0 per u rdable Hou	nit	Junisi	Sustainab	ility at £0 per or ordable Hou	unit		Sustainabi	lity at £0 per u rdable Hou	ınit		Sustainabi	lity at £0 per u rdable Hou	nit
		Rent to Inter			:30 (Social F):30 (Social 12 SHEET 1				0:30 (Social F 12 SHEET 1				0:30 (Social I		
		GREENFIELD	UP			INDUSTRIAL1	UP			INDUSTRIAL2 MIDDLE	UP			PDL MIDDLE	UP		REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	**	**	2010	DOWN	MIDDLE	**	2010	77%	62%	55%
2011 2012	**	**	**	2011 2012	A >	**	**	2011	4 ¥	**	**	2011 2012	4 ¥	**	**	2011	78% 88%	62% 67%	55% 59%
2013 2014	**	A)	4)	2013 2014	1 *	A)	* *	2013	(+	4)	4)	2013 2014	••	A)	4)	2013	90% 90%	69% 69%	60%
2015 2016	**	A)	**	2015	**	A)	A)	2015	••	A)	*)	2015	~ ~	(▼	* >	2015	119% 113%	82%	66%
2017	**	*>	A }	2017	**	* >		2017	**	A >	* >	2016 2017	**	(+	A >	2017	105%	80% 78%	63%
2018 2019	**	*>	* >	2018 2019	**	A >	* >	2018	(*	A >	*>	2018 2019	**	* >	* >	2018 2019	97% 90%	75% 72%	61% 59%
2020 2021	A)	* >	.,	2020	A)	.,	.,	2020	A)	A)	.,	2020 2021	4.4	* *	* *	2020	84% 78%	69% 67%	57% 56%
2022	* >	**	**	2022	* >	**	**	2022	* }	**	**	2022	A P	**	**	2022	74%	64%	54%
2023 2024	**	**	**	2023	* >	**	**	2023	**	**	**	2023 2024	A >	**	**	2023	71% 69%	62% 62%	53% 52%
2025	A):	**	**	2025	A)	**	**	2025	A P	**	**	2025	A)	**	**	2025	68%	61%	52% 52%
2026		**	**	2026		**	**		Va 15 dwe 0.2 Hec 0 Abs Pts sidy at E0 per u Susta 40%	ellings (7 House: tare site @(75 l Gross profit: (20 orption: 50 unit unning gain at 1	Dne s 8 Flats) DPH) dph. (%) Is p.a. 00% per unit (interme		A)		**	2026	0/%	62%	32%

O	5 dwellings 2 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	Area: One (7 Houses & ite @(75 DP profit: (20%) on: 50 units p.& g gain at 100% rent) & £0 per un t £1800 per rdable Hou Rent to Inter	Flats) H) dph. a. it (intermediate unit sing) Subsic	dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	Flats) H) dph. i. it (intermediate unit sing	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	e Area: One (7 Houses 8 Site @(75 Df s profit: (20%) lon: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 per Ordable Hou Rent to Inte	Flats) PH) dph. a. 6 init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	Flats) H) dph. a. hit (intermediate or unit disting)) Subsid	dwellings (0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	H) dph. i. it (intermediate) unit sing
TEST 1	3 SHEET 1		mediate		13 SHEET 1		mediate)		13 SHEET 1		mediate)		13 SHEET 1		mediate)		13 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	+	DOWN	MIDDLE	DABLE
2010	* >	* *	**	2010	* >	* *	**	2010	* >	**	**	2010	4 🕶	* *	**	2010	70%	55%	48%
2011 2012	A >	**		2011	* * *	**	**	2011	A)	**	**	2011	* *	**	**	2011	70%	55% 60%	48% 52%
2013	••	**	**	2013	* >	**	**	2013	* >	**	**	2013	••	**	**	2013	82%	61%	52%
2014 2015	* >	4.4	**	2014	* >	**	**	2014	* *	4.4		2014		**	4.)	2014	82%	62%	52% 58%
2016		*)		2016		* >	*)	2016	**	A P	*)	2016		* >	*)	2016	103%	72%	57%
2017	**	*)	* >	2017	* *	* >	A)	2017	**	A):	* >	2017	**	* >	* >	2017	95%	69%	55%
2018 2019	A)	4.)	*)	2018 2019	A)	A P	A)	2018	A)	A >	A)	2018	4.4	A P	A)	2018	80%	66% 63%	53% 51%
2020	* >	**	**	2020	* >	**	**	2020	A F	**	**	2020	A >	**	**	2020	75%	61%	50%
2021 2022	4 >	**	**	2021 2022	* >	**	**	2021	A P	**	**	2021	A >	**	**	2021 2022	70% 66%	59% 56%	48% 47%
2022	A >			2022	*)	**	**	2022	A P	**	**	2022		**	**	2023	62%	54%	45%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	* *	2024	61%	54%	45%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	60% 59%	53% 54%	45% 45%
								Sut	15 dw 0.2 Hec (Abs Pi sidy at E0 per u Sustail 40% 50:50 (S	ellings (7 House: ctare site @(75 i Gross profit: (20 sorption: 50 unii anning gain at 1 unit (rent) & E0 j nability at £1800 6 Affordable He social Rent to Ini	s 8 Flats) DPH) dph. %) s p.a. DOW over unit (interm over unit ousing ermediate)	ediate)							
0	5 dwellings 2 Hectare s Gross Absorption	Area: One (7 Houses 8 ite @(75 DP profit: (20%) on: 50 units p.a g gain at 100%	B Flats) H) dph.		dwellings (0.2 Hectare s Gross Absorptio Planning	profit: (20%) in: 50 units p.a gain at 100%	Flats) H) dph. a.		dwellings 0.2 Hectare : Gross Absorpt Plannir	e Area: One (7 Houses 8 site @(75 Df s profit: (20%) ion: 50 units p. ng gain at 1009	Flats) PH) dph. a.		dwellings 0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	Flats) H) dph.		dwellings (0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%	Flats) H) dph. a.
0:	Sustainabilit 40% Affo	rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	unit sing	0:	dy at £0 per unit (Sustainability 40% Affor 100 (Social F 14 SHEET 1	y at £1800 per rdable Hou	unit sing	0:	Sustainabili 40% Affe	(rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	r unit Jsing	0:	Sustainabilit 40% Affo : 100 (Social I	ty at £1800 per ordable Hou	unit Ising	0	Sustainabilit 40% Affo :100 (Social I	y at £1800 per rdable Hou	unit s ing mediate)
	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010 2011	44% 45%	33% 34%	29% 29%
2012	* >	**	**	2012	* >	**	**	2012	A F	**		2012	A >	**	**	2012	52%	37%	31%
013 014	A }	**	**	2013 2014	A)	**	**	2013 2014	A):	**	**	2013 2014	* >	**	**	2013 2014	53% 52%	38% 38%	31% 31%
015	* >	**	* *	2015	* >	**	**	2015	A F	**	**	2015	4 🕶	**	**	2015	69%	46%	35%
016 017	* >	**	**	2016 2017	* *	**	**	2016	A }	**	**	2016	A >	**	**	2016 2017	66%	45% 42%	34% 32%
018	4)	**		2017	4)	**	**	2017	A)	**	**	2017	A P	**	**	2017	55%	42%	32%
19	* >	**	**	2019	* >	**	**	2019	* >	**	**	2019	* >	**	**	2019	50%	38%	30%
020 021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020	**	**	**	2020 2021	46% 43%	36% 35%	28% 27%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	40%	33%	26%
123	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	37% 37%	32% 32%	25%
024 025		**		2024	**	**	**	2024		**	**	2024		**	**	2024	36%	32%	25% 25%
026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	36%	32%	25%
		ue Area: 0			Valu	e Area: 0		Sut	15 dw 0.2 Hec 0.2 Hec 0.2 Hec 10.2 Hec 10.2 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 16.0 Hec	ellings (7 House: ctare site @(75 l Gross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & E0 l nability at £1800 5 Affordable He locial Rent to Ini- ue Area: 0	s 8 Flats) OPH) dph. %) s p.a. 00% per unit (interm per unit	ediate)		ue Area: 0			Val	ue Area: 0	
	O site Gro Ab: Plannii Su Susta	vellings (0) a @(0) dph. as profit: 0 aorption: 0 ang gain at 0% absidy at 0 inability at 0 rdable Hous	sing		Gro: Abs Plannir Su Susta	ellings (0) (a) (0) dph. (b) dph. (c) dph. (c) dp dph. (c) dp gain at 0% (c) dp dph. (c) dable House	ing		O sit Gn At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou	sing		O site Gro Ab Planni Su Susta	e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elbsidy at 0 endable House	sing
TEST 1	5 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
r	DOM:	GREENFIELD	100	4	pour.	INDUSTRIAL1		4	pour.	INDUSTRIAL2		4	pour:	PDL MIDDLE		4		CTION TO AFFOR	
ŀ	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
				0		-	-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
		-		ő	-	-	-	ō	-		-	ō		-	-	o o	0%	0%	0%
	-			0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
				o				o				0				o	0%	0%	0%
		-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
	-			0		-	-	0				0		-	-	0	0%	0%	0% 0%
		-		0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
				0		-	-	0				0	-	-	-	0	0% 0%	0% 0%	0% 0%
				0				0				0				0	0%	0%	0%
				0		-		0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
		-		ő	-	-	-	0	-	-	-	0	-	-	-	o	0%	0%	0%
									F	O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) n.) 0%								

Subsi	15 dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) profit: (25%) pn: 50 units p. g gain at 100% (rent) & £0 per u ry at £1800 per profable Hou	B Flats) PH) dph. a. bit (intermedia r unit	te) Subs	dwellings (0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou	Flats) H) dph. a. hit (intermediate unit unit unit unit unit unit unit unit	e) Subs	dwellings 0.2 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	Subsi	dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per us by at £1800 per prdable Hou	Flats) H) dph. a. hit (intermediate unit	e) Subsid	dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £1800 per prodable Hou	Flats) PH) dph. a. 6 nit (intermediate) r unit using
	16 SHEET 1			TEST	16 SHEET 1				16 SHEET 1		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TEST	16 SHEET 1			TEST	16 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011		4.)	A)	2010	A >	A)	4.)	2010	4.4	A)		2010		A >	A >	2010	85% 86%	65% 65%	57% 57%
2012	~ ~		* >	2012	* *	* >		2012	* *		. >	2012	~ ~	A >		2012	102% 104%	72%	62%
2013 2014	**	A >	A)	2013	**	A >	A)	2013 2014	**	A >	*)	2013	**	A >	A >	2013	104%	74% 75%	62% 62%
2015 2016	••	••	A)	2015 2016	••	4+	4)	2015 2016	**		4)	2015 2016	••	••	A)	2015 2016	148%	91%	70% 69%
2017		(*	4)	2017	**	4)	4)	2017	**	A)	4)	2017		**	*)	2017	125%	86%	67%
2018	~ ~	A }	A)	2018	**	A)	A }	2018	* *	A }	A)	2018			A >	2018	113% 103%	81% 78%	64% 62%
2020	~ ~		* >	2020	* *	A >		2020	* *	.,	. >	2020	~ ~	A >	A >	2020	94%	74%	60%
2021 2022	(v	* >	A)	2021 2022	* >	A)	A)	2021	A }	A >	A >	2021 2022	(+	A >	A >	2021 2022	81%	68%	58% 56%
2023 2024	<u> </u>	* *		2023	A >	4.4	4.1	2023	A P	* *	*)	2023 2024	A F	A >	4)	2023 2024	76% 74%	66% 65%	54% 54%
2025	A P	**	**	2025	* >		**	2025	A P	**		2025	A >	**	**	2025	73%	64%	53%
2026	* >	**	**	2026	* >	**	**	2026	V:	alue Area:	ne **	2026	* >	**	**	2026	72%	65%	53%
	15 dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i	ite @(75 DF profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	B Flats) PH) dph. a. 6 nit (intermedia		dwellings (0.2 Hectare s Gross Absorpti Plannin idv at £0 per unit (profit: (17%) on: 50 units p.a g gain at 100% frent) & £0 per un	Flats) 'H) dph. a. bit (intermediat		Absorpt Plannir idy at £0 per unit of the process o	nability at £180 6 Affordable Hocial Rent to In e Area: One (7 Houses & Site @(75 Di s profit: (17%) Ion: 50 units p ng gain at 1009 (rent) & £0 per u	is p.a. 00% per unit (interm per unit pusing termediate) Flats) PH) dph. a. 6 nit (intermediate)		dwellings 0.2 Hectare s Gross Absorpti Plannin idv at £0 per unit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per un	Flats) 'H) dph. a. bit (intermediate		dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (profit: (17%) on: 50 units p g gain at 1009 rent) & £0 per u	Flats) PH) dph. a. 6 nit (intermediate)
	Sustainabilit	y at £1800 pe rdable Hou	r unit		Sustainabilit	y at £1800 per rdable Hou	unit		Sustainabili 40% Affe	ty at £1800 pe ordable Ho	r unit usina		Sustainabilit	y at £1800 per ordable Hou	unit		Sustainabili	y at £1800 pe rdable Hou	r unit usina
70	0:30 (Social I			71	0:30 (Social I			71	0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inter	mediate)	70	0:30 (Social		
TEST	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1 REDU	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 76%	MIDDLE 62%	UP 55%
2011	* }	**	**	2011	A >		**	2011	A P	**		2011	4 =	**	**	2011	77%	62%	55%
2012 2013	(v	**		2012	* >	4.1	**	2012	4 ¥	**	**	2012		A >	**	2012	87% 89%	67% 68%	59% 59%
2014 2015	**	.,	A F	2014	* >	* >	.)	2014		4.)	.,	2014	**	A >	* >	2014	89%	69%	59%
2016		*>	A)	2016	**	*>	4.)	2016	* *	A >	A >	2015 2016	· ·	(*	* >	2016	110%	81%	66% 65%
2017 2018	••	A >	A)	2017	••	A)	A)	2017	**	A)	A)	2017	**	A >	A >	2017	102%	77% 74%	63% 61%
2019	1.	* >	A >	2019		4)	4)	2019	A P	4)	4)	2019	~ ~	A >	A >	2019	89%	71%	59%
2020 2021	A P	A >		2020	A >	4.4	* *	2020	A >	**	* * *	2020	(v	A }	4)	2020	83% 78%	69% 66%	57% 56%
2022	A F	**	**	2022	* >			2022	A P	**	**	2022	A >	**	**	2022	74%	64%	54%
2023 2024	A P	**	**	2023 2024	* >	**	**	2023 2024	A }	**	**	2023 2024	A):	**	**	2023 2024	70% 69%	62% 62%	53% 52%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	67% 67%	61% 61%	52% 52%
	0 dv 0 site Gro Ab Planni	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%		Sul	0.2 Her Ab pi osidy at E0 per u Sustaii 40% 70:30 (\$ Val dy 0 sit Gr At	nability at £180 6 Affordable H locial Rent to In ue Area: 0 wellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0%	DPH) dph. %6) %6, is p.a. 00% per unit (interm) per unit busing termediate)	ediate)	dw O site Gro Ab Planni	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ong gain at 0%	
	Su	ibsidy at 0 inability at 0			Su	bsidy at 0 inability at 0			s	ubsidy at 0 ainability at 0			Su	ubsidy at 0 ainability at 0			St	ibsidy at 0 inability at 0	
		rdable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			rdable Hou	sing
TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	\dashv	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	4	REDU DOWN	MIDDLE	RDABLE UP
0	-	wildle -	UP -	0	- DOWN	miDDLE	UP	0	-	miDDLE	UP -	0	- DOWN	mic/DLE	- -	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o	-		-	0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
0	-	-	-	0	-		-	0	-		-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0%	0%	0%
0	-	-		0				0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0				0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-		-	0		-	-	0	-	-	-	0	0%	0% 0%	0%
0	-			0				0	-	ļ		0				0	0%	0%	0%
									F	O dwellings (0 o site @(0) dp Gross profit: (Absorption: Calanning gain at Subsidy at 0 Sustainability a Affordable Ho) h.) 0%								

Valu	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
0 dv	wellings (0)			dw	ellings (0)			dv	vellings (0)			dw	rellings (0)			dw	ellings (0)	
	e @(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	oss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			At	sorption: 0 ing gain at 0%				sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%	
	ubsidy at 0%				ng gain at 0% ibsidy at 0				ubsidy at 0%				ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0	
Suct	ainability at 0			Sucto	inability at 0			Suct	ainability at 0			Suct	ainability at 0			Susta	inability at 0	
0% Affo	rdable Hou	sing			dable Hous	ing			rdable Hou	sing			rdable Hous	sing			dable Hous	ing
T 19 SHEET 1	0		TECT 4	9 SHEET 1	0		TECT	19 SHEET 1	0		TECT	19 SHEET 1	0		TECT	19 SHEET 1	0	
	GREENFIELD		IESI I		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	,	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
	-		0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
			0				0				0				ő	0%	0%	0%
_		-	0		-		0		-	-	0	-	-		0	0%	0%	0%
_	-	-	0		-		o	-	-	-	0	-	-		0	0%	0%	0%
-	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	_	_	0		_	-	0	_	_	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-		0	-	-	-	0		-		0	0%	0% 0%	0% 0%
		-	,				0				0		-			0%	0%	0%
			ő			-	0				ő		-		-0	0%	0%	0%
			0				0				0				0	0%	0%	0%
			o o				0				0				o	0%	0%	0%
			0				o				0				0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
Vali	ue Area: 0			Vale	ıe Area: 0			0%	Subsidy at 0 Sustainability at Affordable Ho									
	wellings (0)			dw	ellings (0)			dv	ue Area: 0 vellings (0)			dw	ue Area: 0 rellings (0)			dwe	ellings (0)	
0 site	wellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 sit	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 site	wellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	vellings (0) e @(0) dph. oss profit: 0			dw 0 sit	rellings (0) e @(0) dph. oss profit: 0			dw O site Gro	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Ab	wellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dwo O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
0 site Gro Ab Planni	wellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0%			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dwi O site Gro: Abs Plannir	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0%	
O site Gro Ab Planni Su	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab: Plannii Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gn At Plann S	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dw O site Gro: Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
O site Gro Ab Planni Su Susta	wellings (0) e @(0) dph. oss profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 einability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou:	sing		dw O sit Gre Ab Planni Si Sust	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 anability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elistidy at 0 erdable Hous	sing
O site Gro Ab Planni Su Susta O% Affoi	wellings (0) e @(0) dph. oss profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0	sing	TECT	dwi O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
O site Gro Ab Planni Su Susta 0% Affo i	wellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous	sing	TEST 2	dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST	dw O sit Gre Ab Planni Si Sust	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 alinability at 0 rdable Hous 0	sing	TEST	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous	
0 site Gro Abb Planni Su Susta 0% Affoi	wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ong gain at 0% obsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dw 0 sit Gr At Plann S Sust 0% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	rellings (0) e @(0) dph. uss profit: 0 uss profit: 0 us gain at 0% ubsidy at 0 ulanability at 0 rdable Hous 0		TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
O site Gro Ab Planni Su Susta 0% Affo i	wellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous	sing UP	TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	0	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 alinability at 0 rdable Hous 0	sing UP	TEST:	dwi O site Gro- Abs Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O site Gro Ab Planni Su Suste O% Affor 20 SHEET 1	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	TEST	O Sittle Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% usbidy at 0 ainability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw 0 sit in the control of the contr	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST:	O site of the control	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
O site Grow Ab Planni St. Sussiste O'% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ong gain at 0% obsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0	dw 0 sit Gr At Plann S Sust 0% Affo	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw 0 sit of sit	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% uibsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST:	dw. O sitte Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O site Gro Ab Planni Su Suste O% Affor 20 SHEET 1	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	O Sittle Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% usbidy at 0 ainability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0	dw 0 sit in the control of the contr	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST :	dw. O site Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O site Grow Ab Planni St. Sussiste O'% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	0 0 0 0	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	O Sittle Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0	dw O sit the Control of Control o	rellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST:	dw. O site Grov Abs Plannir Su Susta O% Affor PREDUC DOWN O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O site Gro Ab Planni St. Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hour 0 GREENFIELD MIDDLE	UP	TEST 2	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	dv O sitt in Grand At Plann S Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro- Abs Plannir Su Sustato O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O Sitt Gree Ab Planni St Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Affor O% Affor DOWN O% O%	ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O site Gro Ab Planni St. Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt in Grand At Plann S Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro. Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ggain at 0% biskly at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O Sitt Gree Ab Planni St Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Affor O% Affor DOWN O% O%	ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sitt Gree Ab Planni S Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw. O site Gro- Abs Plannir Sus Wash O% Affor 20 SHEET 1 PCDU DOWN O%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0% bisidy at 0 inability at 0 "dable Hous 0 O"CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O sitt Gree Ab Planni St Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw. O site Giro Abs Plannir Sut Sut Sut O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 o CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sittle Gre Ab Planni St Su Suster O% Affor 20 SHEET 1 DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 aniability at 0 created House 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of Size of	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0	dv O sist Gr At Plann S S S O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 anability at 0 insubsidy at 0 ins	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	rellings (0) e a @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dph. sss profit: 0 sorption: 0 dph. sss profit: 0 dph. ss	UP	TEST :	O sileties Groot G	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site of control of c	wellings (0) e e @(0) dph. bss profit: 0 sorption to graph at 0% abaddy at 0 anability at 0 anability at 0 green to graph at 0% anability at 0 grap	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist Grand At At Plann At	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubridy at 0 ing gain at 0 ing gain at 0% ubridy at 0 ing gain at 0 ing ga	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sabdly at 0 ng agin at 0% sabdly at 0 nabality at 0 ndbity at 0	UP	TEST:	O site in the control of the control	ellings (0) = @ (0) qhr. ss profit: 0 sorption: 0 and gain at 0% biskly at 0 ng gain at 0% biskly at 0 diability at 0 diability at 0 minubility at 0 minubility at 0 of diability at 0 of diabil	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site of control of c	wellings (0) e e @(0) dph. bss profit: 0 sorption to graph at 0% abaddy at 0 anability at 0 anability at 0 green to graph at 0% anability at 0 grap	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist Grand At At Plann At	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubridy at 0 ing gain at 0 ing gain at 0% ubridy at 0 ing gain at 0 ing ga	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sabdly at 0 ng agin at 0% sabdly at 0 nabality at 0 ndbity at 0	UP	TEST:	O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O sitt Grand Ab Plannin St. St. Sustate O'% Afford Communication Communi	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% saidy at 0 narability at 0	UP	0 0 0 0 0 0 0 0	dw O slitch of the control of the co	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% backy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sits of Control o	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing pain at 0% ubsidy at 0 ing pain at 0 ing pa	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 6 stady at 0 stad	UP	TEST:	O Sile Sile Sile Sile Sile Sile Sile Sile	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sitt Grand Ab Plannin St. St. Sustate of Control of C	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 lph. sss profit: 0 sorption: 0 lph. sss profit: 0 lph. sss profi	UP	0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O siti Gr Gr At Plann S S Sust O'8 Affo DOWN	vellings (0) e e @(0) dph. sssprings (1) e e @(0) dph. sssprings (1) e sssprings (1) e e e e e e e e e e e e e e e e e e e	UP	TEST	dw O sit in Grid Africa Control Contro	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng agin at 0% sssly at 0 ng agin at 0 ng	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sitt Grand Ab Plannin St. St. Sustaint St.	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 lph. sss profit: 0 sorption: 0 lph. sss profit: 0 lph. sss profi	UP	0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © (0) dph; ss profit: 0 sorption: 0 ng gain at 0% total quality at 0 dable House O INDUSTRUL!	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At In Plann S Sust Sust O' Marie DOWN	vellings (0) e e @(0) dph. sssprings (0) e e @(0) dph. sssprings (0) e e @(0) dph. sssprings (0) e e e e e e e e e e e e e e e e e e e	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	rellings (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O sitted of sitt	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 lph. sss profit: 0 sorption: 0 lph. sss profit: 0 lph. sss profi	UP	0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable Hous 0 INDUSTRUL! INDUSTRUL!	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At In	vellings (o) e e @(0) dph. sssprints (o) e e @(0) dph. sssprints (o) sssprints (o) e sprints (o) e e e e e e e e e e e e e e e e e e e	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	rellings (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 7 - Sensitivity Testing

150 dwellings 2.67 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (Sustainabilit 40% Affo	e Area: One (66 Houses a site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un ry at £1800 per profable Hou	84 Flats) PH) dph. a. iit (intermediate unit	15 2) Subsid	60 dwellings (67 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainability 40% Affo	Area: One (66 Houses site @(75 Di profit: (20%) in: 50 units p., gain at 100% rent) & £0 per un y at £1800 per rdable Hou	84 Flats) PH) dph. a. bit (intermediate unit	2 e) Subsi	50 dwellings 2.67 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	site @(75 D profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	84 Flats) PH) dph. a. 6 nit (intermediator unit using	e) Subs	50 dwellings 2.67 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili 40% Affo	site @(75 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe pordable Hou	84 Flats) PH) dph. a. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	50 dwellings 2.67 Hectare Gross Absorpt Plannir ly at £0 per unit (Sustainabili 40% Affe	ty at £1800 per ordable Hou	PH) dph. a. it (intermediate) unit sing
70:30 (Social F	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)		0:30 (Social 1 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 1 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 1 SHFFT 1	Rent to Inter	mediate)
.car ranter r	GREENFIELD		1531	. JHEET I	INDUSTRIAL1		1631	. SHEET I	INDUSTRIAL2		IESI	. JHEET I	PDL		1631		ICTION TO AFFOR	DABLE
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE 58%	UP
2010	4)	4)	2010	4.7	4)	A)	2010	1 *	4)	A)	2010	**	A)	A)	2010	77% 82%	58% 61%	51% 52%
2012	* >	*)	2012	**	* >	* >	2012	**	A >	* >	2012	**	4.4		2012	89%	64%	53%
2013	* >	* >	2013	* *	* >	* >	2013	**	A P	* >	2013	* *	(*	* >	2013	97%	68%	55%
2014	A)	4)	2014	**	A >	.,	2014	**	A)	4)	2014	**	1.4	* >	2014	102%	70%	56% 56%
2016		* >	2016	~ ~	A >	A)	2016	**		A >	2016	**		A)	2016	92%	68%	54%
2017	* >	* >	2017	* >	A P	*)	2017		A P	* >	2017	* *	A >	* >	2017	84%	65%	52%
2018	*>	* >	2018	4)	A >	4)	2018	A P	A)	4)	2018		A):	A)	2018	78% 72%	62% 59%	50% 49%
2020	**	**	2020	* >	**	**	2020	* >		**	2020		**	**	2020	67%	57%	47%
2021		**	2021	* >	**	**	2021	* >	**	**	2021	A >	**	**	2021	64%	56%	47%
2022	**		2022	* * *	**	**	2022	* *	**	**	2022	A Þ	**	**	2022	62%	55% 55%	46% 46%
2024	**	**	2024	* >	**	**	2024	A >	**	**	2024	A >	**	**	2024	60%	55%	46%
2025	**	**	2025	* >	**	**	2025	* >	**	**	2025	* >	**	**	2025	60%	56%	46%
2026	**	**	2026	*)	**	**	2026	A >	alue Area: 0	ne **	2026	*1	**	**	2026	60%	57%	45%
150 dwellings 2.67 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (Sustainabilit	Site @(75 DF profit: (20%) on: 30 units p.a g gain at 100%	PH) dph. a. iit (intermediate unit	2	60 dwellings 67 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	site @(75 Di profit: (20%) in: 30 units p.: gain at 100%	84 Flats) PH) dph. a. bit (intermediate unit	1! 2	70:30 (S 70:30 (S Value 50 dwellings 67 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	hability at £1800 Affordable Ho cocial Rent to Int B Area: Une (66 Houses site @(75 D profit: (20%) ion: 30 units p. ng gain at 100%	oper unit pusing pusing permediate) 84 Flats) PH) dph. a. 6 nit (intermediate)	1 2	50 dwellings 2.67 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	site @(75 D s profit: (20%) ion: 30 units p. ng gain at 1009	84 Flats) PH) dph. a. 6 nit (intermediate r unit		50 dwellings 2.67 Hectare Gross Absorpt Plannir by at £0 per unit (Sustainabili	e Area: One (66 Houses site @(75 D) for: 30 units p. ng gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	PH) dph. a. it (intermediate) unit
70:30 (Social F			70	:30 (Social F	ent to Inter	mediate)	70	0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social	Rent to Inte	rmediate)	7	0:30 (Social	Rent to Inter	mediate)
TEST 2 SHEET 1			TEST :	2 SHEET 1			TEST	2 SHEET 1			TEST	2 SHEET 1			TEST	2 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
2010	* >	* >	2010	1 *	A >	* >	2010	V V	A >	* >	2010	V V	A >	* >	2010	81%	60%	51%
2011	* >	* *	2011	**	* *		2011	**	A P	* >	2011	**	(*	A >	2011	86%	63%	52% 53%
2012	4)	<u> </u>	2012		A)	4)	2012	**	A)	4)	2012	**	1.4	4)	2012	94%	65% 67%	54%
2014	* >	* >	2014	• •	* >	A >	2014	• •	A >	* >	2014	• •	(*		2014	91%	66%	53%
2015	*>	*)	2015	**	A)	A)	2015 2016		A)	4)	2015 2016	**	4 ¥	A }	2015	87%	65% 63%	52% 50%
2016	4)		2016	4)	A)	4)	2016	A)	4)	4)	2016	••	A)	4)	2016	75%	60%	49%
2018	* >	* >	2018	* >	* *	A >	2018	* >	* >	* >	2018		A >	* >	2018	69%	58%	47%
2019	4)	*)	2019	A)	A >	4)	2019	A P	A)	4)	2019	A }	A }	A)	2019	66%	56% 55%	47% 46%
2020			2021	4)		**	2020	A >		**	2021	A >	**		2020	61%	55%	45%
2022	**	**	2022	* >	**	**	2022	* >	**	**	2022	A >	**	**	2022	60%	55%	45%
2023	**	**	2023	A)	**	**	2023	A >	**		2023	A):	**		2023	60% 59%	55% 56%	45% 45%
2024	4)	* * *	2024	*)	4)	4)	2024	* >	4)	A)	2024	A P	* *	A)	2024	59%	57%	45% 45%
2026	*>	*	2026	* >	* >	A >	2026	* }	alue Area: 0		2026	* >	*	A >	2026	58%	58%	45%
150 dwellings	Area: One	84 Flats)	15	0 dwellings	Area: One	84 Flats)	15	2.67 He (c) Abs pile sidy at £0 per u Sustain 40% 70:30 (S) Value 50 dwellings	Affordable Ho ocial Rent to Inte e Area: One (66 Houses	DPH) dph. %) s p.a. 00% eer unit (intern) per unit busing ermediate) 84 Flats)	1	50 dwellings	e Area: One (66 Houses	84 Flats)	1	50 dwellings	e Area: One (66 Houses	84 Flats)
Absorption Planning Subsidy at £0 per unit (Sustainability 40% Affo	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un by at £1800 per profable Hou	a. iit (intermediate unit sing) Subsid	Absorption Planning By at £0 per unit (Sustainability 40% Affor	profit: (20%) in: 70 units p.: gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. hit (intermediate unit unit	e) Subsi	Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	a. 6 nit (intermediat r unit ising	e) Subs	Absorpti Plannin idy at £0 per unit Sustainabili 40% Affo	s profit: (20%) ion: 70 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou	.a. 6 init (intermediat ir unit using	e) Subsid	Gross Absorpt Plannir by at £0 per unit (Sustainabili 40% Affe	ty at £1800 per ordable Hou	it (intermediate) unit sing
70:30 (Social F TEST 3 SHEET 1		mediate)		1:30 (Social F 3 SHEET 1		mediate)		3 SHEET 1		ineuiate)		0:30 (Social 3 SHEET 1		rrrieurate)		3 SHEET 1	Rent to Inter	
DOWN	GREENFIELD	I I I	4	DOWN	INDUSTRIAL1	UP	╡	DOWN	INDUSTRIAL2 MIDDLE		╡ ̄.	DOWN	PDL MIDDLE	UP	4	REDL	ICTION TO AFFOR	
2010	MIDDLE	UP	2010	A >	MIDDLE	UP	2010	DOWN		UP	2010	DOWN	MIDDLE		2010	75%	MIDDLE 58%	51%
2011	4)	4)	2011	4 Y	A)	4)	2011	- (-	4)	4)	2011	**	4)	4)	2011	81% 86%	60% 62%	52% 53%
2013	A)	A P	2013	**	A F	4.)	2013	••	A Þ	4.)	2013	**	(*	4)	2013	94%	66%	55%
2014	A)	4.1	2014 2015	**	4.1		2014 2015	**	41	* * *	2014	**	- (+	A)	2014	105%	71%	57% 57%
2016	A >	* >	2016		A >	4.)	2016		A)		2016	**	(*	4.)	2016	97%	70%	55%
2017	A)	A P	2017	* * *	A)	A)	2017 2018		41	A)	2017	**	4 *	A)	2017	89% 81%	67% 64%	53% 52%
2019	4)	*)	2019	* >	* >	A >	2019	**	4)	4.)	2019	••	A >	A)	2019	75%	61%	50%
2020	4.)	4.1	2020	A)	*)	4.4	2020	A }	4.4	4)	2020	4 +	44	* *	2020	70% 66%	59% 57%	48% 47%
2022	**	**	2022	4)	**	**	2022	A F	**	**	2022	* >	**	**	2022	63%	55%	46%
2023	**	**	2023	A)	**	**	2023 2024	A P	**	**	2023	A P	**	**	2023	61% 61%	55% 55%	46% 46%
2025	**	**	2025	A >	**	**	2025	A)		**	2025	A)	**	**	2025	60%	56%	46%
2026	**	**	2026	.,		**	2026	A P	alue Area: ()ne	2026	4.)	**	**	2026	60%	57%	46%
							Sub	150 dwe 2.67 He (Abs Planting at E0 per u Sustain 40%	llings (66 House ctare site @(75 Gross profit: (20 corption: 70 unit	s 84 Flats) DPH) dph. %) s p.a. 00% per unit (interno) pursing	nediate)							

2. Subsid	0 dwellings 67 Hectare : Gross Absorptio Plannin y at £0 per unit (Sustainabilit 40% Affo	e Area: One (66 Houses is site @(75 DF profit: (20%) on: 50 units p.a. g gain at 50% rent) & £0 per un £1800 per rdable Hou Rent to Inter	84 Flats) PH) dph. a. it (intermediate runit unit	e) Subsid	dwellings (6 .67 Hectare s Gross Absorptio Plannin dy at £0 per unit (i Sustainability	site @(75 DF profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. it (intermediate unit sing	e) Subsi	dwellings (6.67 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabili 40% Affo	e Area: One 66 Houses 8- site @(75 D) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per Ordable Hou Rent to Inte	4 Flats) PH) dph. a. nit (intermediate unit unit	e) Subsi	dwellings (6 2.67 Hectare Gross Absorpti Planni idy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	4 Flats) PH) dph. a. a. nit (intermediate r unit	e) Subsid	dwellings (6 2.67 Hectare Gross Absorpti Plannir y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.ong ong gain at 50% rent) & £0 per unity at £1800 per prdable Hou	4 Flats) PH) dph. a. iit (intermediate unit using
	SHEET 1	tent to miter	mediate	TEST -	4 SHEET 1	terre to miter	inculate)	TEST	4 SHEET 1	nem to me	mediate)		4 SHEET 1	nem to me	mediate		4 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
010	DOWN	MIDDLE	0F	2010	A	MIDDLE	A A	2010	4 ¥	MIDDLE	OF ▲ ▲	2010	JOWN V	MIDDLE	OF ▲ ▲	2010	74%	57%	50%
011	* *	*)	* >	2011	* >	A P	A P	2011	(♥	A >	* >	2011	~ ~	A >	*>	2011	79%	59%	51%
112 113	**	*>	A)	2012	4 *	A)	A)	2012	**	*)	4)	2012		()	4)	2012	85% 92%	62% 66%	52% 54%
114	• •	* >	A >	2014	* *	* >		2014	~ ~	* >	* >	2014	~ ~	٠,٠		2014	97%	68%	55%
15	* *	* >	A P	2015	1+	A P	A)	2015	• •	A >	* >	2015	**	٠,٠	A >	2015	94%	68%	54%
16 17	(*	*)	* >	2016	4.)	* >	*)	2016	(*	A)	*)	2016		(v	4)	2016	88%	66% 63%	53% 51%
18	* >	* >	A >	2018	A >	A >	A >	2018	A >			2018	**	A >		2018	75%	60%	50%
19	4.5	4.4	A >	2019	* >	4.4	4.1	2019	A)	44	41	2019	(v	44	44	2019	70% 65%	58% 56%	48% 47%
20 21	* >	**	**	2020	A)	**	**	2020		**	**	2020	4)	**	**	2020	62%	55%	4/%
22	* >	**	**	2022	* >	**	**	2022	* >		**	2022	* >		**	2022	60%	54%	45%
23	* >	**	**	2023	* >	**	**	2023	* >	**	**	2023	* >	**	**	2023	59%	54%	45%
24 25	* >	**	**	2024	A)	**	**	2024	A P	**	**	2024	A P	**	**	2024	59% 58%	54% 55%	45% 45%
26	* >	**	**	2026	* >	**	**	2026	A >	**	**	2026	A P	**	**	2026	58%	56%	45%
2.	O dwellings 67 Hectare : Gross Absorptio Planning y at £0 per unit (Sustainabilit	Area: One (66 Houses is site @(75 Df profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per un y at £1800 per	84 Flats) PH) dph. a. bit (intermediate unit)		dwellings (6 67 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	site @(75 DF profit: (20%) in: 50 units p.a gain at 200% rent) & £0 per ur v at £1800 per	Flats) PH) dph. it (intermediate unit		70:30 (S Valui dwellings (d .67 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	hability at £1800 is Affordable Hoocial Rent to Interest One 56 Houses 8 site @(75 D) is profit: (20%) lon: 50 units p. g gain at 2009 (rent) & £0 per uty at £1800 per uty at £1800 per	ermediate) 4 Flats) PH) dph. a. b. b. c. init (intermediate		dwellings (6 2.67 Hectare Gross Absorpti Plannin	profit: (20%) ion: 50 units p. ig gain at 2009	4 Flats) PH) dph. a. 6		dwellings (6 2.67 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.: g gain at 200% rent) & £0 per un ty at £1800 per	Flats) H) dph. a. it (intermediate
70	30 (Social F	rdable Hou Rent to Inter	mediate)	70	40% Affo 30 (Social F	rdable Hou lent to Inter	mediate)	70	40% Affo 30 (Social	rdable Hou Rent to Inte	mediate)	70	40% Affo 0:30 (Social	Rent to Inte	rmediate)	71	40% Affo 0:30 (Social	rdable Hou Rent to Inter	mediate)
	SHEET 1	terit to miter	mediate		5 SHEET 1	tent to miter	inculate)	TEST	5 SHEET 1	item to mite	mediate)		5 SHEET 1	item to mite	mediate	TEST	5 SHEET 1	item to mite	mediate)
ſ	DOWN	GREENFIELD	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
0	DOWN	* >	* >	2010	DOWN	* >	A >	2010	U V	A >	* >	2010	DOWN	A >	* >	2010	84%	61%	53%
1 2	- * *	4)	4.1	2011		A)	4.)	2011		4)	4)	2011		(*	4)	2011	89%	64% 67%	54% 55%
3	**	*)	* >	2013	**	* >	* >	2013	~ ~	A)	* >	2013	~ ~	~ ~	* >	2013	108%	72%	57%
4 5	**	4+	A)	2014	**	* >	A)	2014	**	A)	4)	2014 2015	**	**	4)	2014 2015	115% 114%	75% 75%	58% 58%
6	**	A >	A >	2016	**	A P	A >	2016	~ ~	A >	. >	2016	~ ~	**	A >	2016	103%	72%	56%
7 8	••	4.5	A >	2017	**	* >	* *	2017	* * *	A)	A)	2017	••	(v	4)	2017	93%	69% 65%	54% 52%
9	4.4	4)	A)	2019	* >	A)	4)	2019	A >			2019		A)		2019	77%	62%	50%
0	A }	4 >	A }	2020	4)	A >	A)	2020	A)	4)	*)	2020	4.4	A)	4)	2020	72% 68%	60% 58%	49% 48%
2	* >	**	**	2022	* >	**	**	2022	A >	**	**	2022	A >	**	**	2022	65%	57%	47%
3	A)	**	**	2023	A)	**	**	2023	A)	**	**	2023 2024	A)			2023 2024	64%	57% 57%	47% 47%
5	4)		**	2025	*)			2025				2025	A)	**		2025	63%	58%	47%
6	*)	*)	* >	2026	*)	* >	* >	2026	A >	alue Area: 0	A)	2026	*)	*)	*)	2026	63%	60%	47%
2.	0 dwellings 67 Hectare : Gross Absorptio Plannin	Area: One (66 Houses I site @(75 DF profit: (20%) on: 50 units p.a g gain at 100%	84 Flats) PH) dph. a.		dwellings (6 .67 Hectare s Gross Absorptio Planning	site @(75 DF profit: (20%) in: 50 units p.a i gain at 100%	Flats) PH) dph.	2	Absorphi Absorphi Sustain 40% 70:30 (S Valur dwellings (d .67 Hectare Gross Absorphi Plannin	ctare site @(75	%) s p.a s p.a 00% wer unit (interm per unit susing ermediate) . 4 Flats) PH) dph. a.	2	dwellings (6 2.67 Hectare Gross Absorpti Plannin	profit: (20%) ion: 50 units p. ig gain at 100%	4 Flats) PH) dph. a.		dwellings (6 2.67 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.: g gain at 100%	Flats) PH) dph.
70	40% Affo 30 (Social F SHEET 1	(rent) & £26000 per y at £1800 per rdable Hou Rent to Inter	ısing	70	:30 (Social F 6 SHEET 1	rdable Hou lent to Inter	sing	70	40% Affo 3:30 (Social 6 SHEET 1	(rent) & £26000 pe ty at £1800 pe ordable Hou Rent to Intel	ısing	70	0:30 (Social 6 SHEET 1	Rent to Inte	ısing	71	0:30 (Social 6 SHEET 1	Rent to Inter	rmediate)
10	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	52%	MIDDLE 44%	40%
l1 l2	A }	**	**	2011	A)	**	**	2011	A)	**	**	2011	1 *	**	**	2011	55% 60%	45% 48%	41% 42%
3		4)	* >	2013	A)	4.1	4.)	2013	A Þ	A)	4.)	2013	**	4.)	* >	2013	66%	51%	44%
4 5	(v	4)	A P	2014	A)	A)	4)	2014	A)	A)	4)	2014	**	A)	A)	2014	70%	53% 53%	45% 45%
6	* >	*>	* >	2016	* >	* >		2016	* >	* >		2016	••	* >	* >	2016	66%	52% 50%	44% 43%
7 8	* >		**	2017	*)	**	* *	2017	**	**		2017 2018	4 ¥	**	**	2017	61% 57%	49%	42%
9	A }	**	**	2019	4)	**	**	2019	A)	**	**	2019	A)	**	**	2019	54% 52%	47% 46%	41% 40%
21	* >	**	**	2021		**		2021	* >	**		2021	A >	**	**	2021	50%	45%	40%
22	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	49%	45% 45%	40% 40%
23 24	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**		2024	48% 48%	45% 45%	40%
25 26	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	48% 48%	46% 47%	40% 39%
									Va 150 dwe 2.67 He (Abs Plant E48500 per u Sustain	alue Area: (Illings (66 House ctare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & £26 GAffordable Ho ocial Rent to Interest to Interest ocial Rent to Interest in the control of the control of the control ocial interest inter	s 84 Flats) DPH) dph. %) s p.a. 00% 000 per unit (in								

2 Subsidy	60 dwellings 67 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainability 40% Affo	site @(75 Df profit: (20%) on: 50 units p.: g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	84 Flats) PH) dph. a. unit (intermedia) unit	te) Subsidy	dwellings (6.67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermedia unit sing	te) Subsidj	dwellings (2.67 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabil 40% Affe	e Area: One 66 Houses 8 site @(75 D s profit: (20%) idon: 50 units p ng gain at 1009 it (rent) & £22000 p ity at £1800 pe ordable Hou Rent to Inte	4 Flats) PH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwellings (6 .67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili 40% Affe	s profit: (20%) ion: 50 units p ig gain at 100% (rent) & £22000 ps ty at £1800 pe ordable Hou	4 Flats) PH) dph. a. a. funit (intermedia or unit unit unit unit unit unit unit unit	te) Subsid	dwellings (6 2.67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili' 40% Affo	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe ty at £1800 pe ordable Hou	4 Flats) PH) dph. a. b. b. c unit (intermediate) c unit unit
TEST :	:30 (Social F	ent to inter	mediate)		7 SHEET 1	ent to Inter	mediate)		7 SHEET 1	Rent to Inte	rmediate)	TEST	7 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 7 SHEET 1	Rent to Inte	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		REDU DOWN	MIDDLE	RDABLE UP
2010	DOWN ✓ ▼	MIDDLE	UP ▲ ▲	2010	A P	MIDDLE	UP ▲ ▲	2010	A >	MIDDLE	0P	2010	DOWN	MIDDLE	UP	2010	63%	50%	45%
2011 2012	4.9	**		2011	A)	**		2011	A P			2011		**		2011	67% 72%	52% 54%	46% 47%
2013	* *	* >	A P	2013	* >	*)	* >	2013		A >	* >	2013	~ ~	A.):	* >	2013	79%	58%	49%
2014 2015	**	A)	* * *	2014	1.	A)	4)	2014	**	A)	4)	2014		A)	4)	2014	83%	60% 61%	50% 49%
2016	(+	*>	* >	2016	* >	*>	* >	2016	* >	A.)	*>	2016	~ ~	A >		2016	77%	59%	48%
2017 2018	A >	* >	* >	2017 2018	A)	A)	*)	2017	A }	A)	4)	2017	1.	A):	A)	2017	71% 66%	56% 54%	47% 45%
2019 2020	<u> </u>	**	**	2019 2020	* *	**	**	2019	A >	**	**	2019 2020	A P	**	**	2019 2020	62% 58%	52% 51%	44% 43%
2021	4)			2021	4)		**	2021	A F	**		2021	4)	**	**	2021	56%	50%	43%
2022 2023	A)	**	**	2022	A)	**	**	2022	A >	**	**	2022	4)	**	**	2022	54% 54%	49% 49%	42% 42%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	53%	49%	42%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	53% 53%	50% 51%	42% 42%
15	0 dwellings	Area: One	84 Flats)		dwellings (6	Area: One	Flats)		Ab: PI at £25000 per u Sustai 409 70:30 (5 Valu dwellings (Gross profit: (20 sorption: 50 unit lanning gain at lanting gain at Lanting gain at Lanting gain at E1800 6 Affordable H- social Rent to Inite Area: One 66 Houses & Gross	is p.a. 00% 000 per unit (ir per unit pusing termediate) 4 Flats)		Value dwellings (6	e Area: One	4 Flats)		dwellings (6	e Area: One	4 Flats)
Subsidy	Absorption Planning at £36000 per unit (Sustainability 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per rdable Hou	a. unit (intermedia unit unit	te) Subsidy	Absorpti Plannin at £36000 per unit Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermedia unit unit sing	te) Subsid	Gross Absorpt Plannir y at £36000 per unit Sustainabil 40% Affe	site @(75 D s profit: (20%) don: 50 units p. ng gain at 1009 t (rent) & £24000 pe ity at £1800 pe ordable Hou	.a. 6 Ir unit (intermediat r unit using	e) Subsidy	Absorpti Plannin at £36000 per unit Sustainabili 40% Affo	s profit: (20%) ion: 50 units p ig gain at 100% (rent) & £24000 ps ty at £1800 pe ordable Hou	.a. 6 or unit (intermedia Ir unit using	te) Subsid	Absorpti Plannin at £36000 per unit Sustainabili 40% Affo	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	a. r unit (intermediate) r unit unit
70	: 30 (Social F B SHEET 1	ent to Inter	mediate)		0:30 (Social I 8 SHEET 1	Rent to Inter	mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)	TEST	8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)
		GREENFIELD		4		INDUSTRIAL1		4		INDUSTRIAL2	T	┨ ̄.		PDL	T	4	REDU	CTION TO AFFO	RDABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 58%	MIDDLE 47%	UP 43%
2011 2012	A >			2011	A)	4.1	**	2011	A P			2011	(*	4.1		2011	61%	49% 51%	44% 45%
2013	(v	*)	A P	2013	A)	* >	A)	2013	A >	A >	*)	2013	••	* >	* >	2013	73%	54%	46%
2014 2015	**	->	* * *	2014	4)	A)	4)	2014	(*	4)	4)	2014		A)	4)	2014	77% 77%	57% 57%	47% 47%
2016	(v	*)	A.):	2016	*)	**	A)	2016	A P	A.)	A)	2016	**	A)	A)	2016	72%	55%	46%
2017 2018	A)	* >	* >	2017 2018		*>	*)	2017	A >	A >	A >	2017 2018	(+	* >	A >	2017 2018	66% 62%	53% 52%	45% 44%
2019 2020	<u> </u>	**	**	2019 2020	*)	**	**	2019	A >	**	**	2019 2020	4.5	**	**	2019 2020	58% 55%	50% 48%	43% 42%
2021	4)			2021	4)			2021	* >	**		2021	4)		**	2021	53%	48%	41%
2022 2023	**	**	**	2022	**	**	**	2022	* *	**	**	2022	**	**	**	2022	52% 51%	47%	41%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	51%	48%	41%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	50% 50%	48% 49%	41% 41%
	0 dw	ne Area: 0 vellings (0) ve (0) dph.			Valu dw	ue Area: 0 ellings (0) e @(0) dph.		Subsidy	2.67 He Ab: Pl at £36000 per t Sustai 409 70:30 (\$	ellings (66 House octare site @(75 Gross profit: (20 sorption: 50 unit lanning gain at 1 unit (rent) & E24 hability at £1800 6 Affordable H6 social Rent to Ini lue Area: 0 wellings (0) te @(0) dph.	DPH) dph. (%) (s p.a. 00% 000 per unit (ir o per unit ousing	ntermedia	Vali dv	ue Area: 0 vellings (0) e @(0) dph.			Vali dw	ue Area: 0 vellings (0) e @(0) dph.	
TEST	Gro Abs Plannir Su Susta	ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous	sing	TEST	Gro Ab Planni Su Susta	ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0	sing -	TEST	Gr Al Plann S Sust	oss profit: 0 bsorption: 0 sing gain at 0% subsidy at 0 tainability at 0 ordable Hou 0	sing	TEST	Gro Ab Planni Si Susti	oss profit: 0 csorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	Gro Ab Planni Su Susta O% Affo	oss profit: 0 escrption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	
	DOWN	GREENFIELD MIDDLE	UP	₫.	DOWN	INDUSTRIAL1 MIDDLE	UP	٥.	DOWN	INDUSTRIAL2 MIDDLE	UP	₫.	DOWN	PDL MIDDLE	UP	₫.	DOWN	MIDDLE	UP
0	-		-	0	-	-	=	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	0	-		-	0	-			0	0%	0%	0%
0				o o				o				o				o	0%	0%	0% 0%
0				0				0				0				0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-			0		-		0			-	0	0%	0%	0%
0	-			0	-			0		-		0	-			0	0%	0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	=			0				0		- -	=	0				0	0%	0%	0%
									1	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at 5 Affordable Ho) h.) 0%								

TEST 1	O dw O site Gro Ab: Plannii Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ilnability at 0 rdable Hous	sing	IFST	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 elllings (0) @(0) dph. ss profit: 0 orption: 0 gg gain at 0% osidy at 0 nability at 0 dable Hous	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 elinability at 0 rdable Hous	sing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0 rdable Hou 0	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	O dwellings (0) O site @(0) dph Gross profit: 0 Absorption: 0 Ianning gain at 0 Subsidy at 0 Sustainability at) 1. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	POL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	REDM OWN OWN OWN OWN OWN OWN OWN OWN	2710N TO AFFOR MIDDLE M	DABLE UP (7%) (7%
Subsid	Value Area: One Value Area																		
0040	DOWN		UP	0040	DOWN		UP	0040	DOWN		UP	0040	DOWN	MIDDLE	UP	20040		MIDDLE	UP
2010 2011	**		*)	2011				2011	(*		*>	2011				2011	80%	60%	51%
2012 2013	* *	* >	A)	2012 2013	(*	A >	A)	2012 2013	* *	A)	A)	2012	**	4.)	A)	2012 2013	86% 94%	63% 66%	53% 54%
2014	**	A)	A)	2014	**	* >	A)	2014	**	A >	4)	2014	**	(*	A)	2014	98%	69%	55% 55%
2016	**	* >	A >	2016	•	A P	A >	2016	~ ~	A)		2016	••	(+	A >	2016	89%	66%	53%
2017 2018	* *	* >	A >	2017 2018	A)	A P	A)	2017 2018	(v	4)	A >	2017	**	A P	4)	2017 2018	82% 76%	64% 61%	51% 50%
2019	* >	* >	A >	2019	* >	* >	A >	2019	A P	A F	* >	2019		A F	* >	2019	71%	59%	48%
2020 2021	A >	**	**	2020 2021	A)	**	**	2020 2021	A P	**	**	2020 2021	A)	**	**	2020 2021	66% 63%	57% 55%	47% 46%
2022 2023	* >	**	**	2022	A)	**	**	2022 2023	A >	**	**	2022	A)	**	**	2022 2023	61% 60%	54% 54%	46% 45%
2024	* >	**	**	2024	* >	**	**	2024	A P	**	**	2024	A P	**	**	2024	59%	55%	45%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	59% 59%	55% 57%	45% 45%
2.	O dwellings 67 Hectare : Gross Absorptio Planning y at £0 per unit (Sustainabi	e Area: One (66 Houses site @(75 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u	84 Flats) PH) dph. a. hit (intermediate		dwellings (6 .67 Hectare s Gross Absorptio Planning by at £0 per unit (i	ite @(75 DF profit: (20%) n: 50 units p.a gain at 100%	Flats) PH) dph. it (intermediate	2	2.67 Hec G Abs Pla sisidy at E0 per ui Sustai 40% 70:30 (Si Value dwellings (£ 67 Hectare Gross Absorpti Plannin dy at £0 per unit i	nability at £600 • Affordable Ho ocial Rent to Int • Area: One • 66 Houses & site @(75 Di profit: (20%) on: 50 units p. g gain at 100%	DPH) dph. %) s p.a. 500% ber unit (intermi per unit pussing permediate) 4 Flats) PH) dph. a. 6 init (intermediate) intermination intermediate)	2	dwellings (6 2.67 Hectare : Gross Absorpti Plannin idy at £0 per unit (site @(75 Di profit: (20%) on: 50 units p. g gain at 100%	Flats) PH) dph. a. bit (intermediate		dwellings (6 2.67 Hectare : Gross Absorpti Planning y at £0 per unit (r Sustalnabi	site @(75 DI profit: (20%) on: 50 units p g gain at 100% ent) & £0 per ur lity at £0 per u	PH) dph. a. it (intermediate)
70	40% Affo	rdable Hou	sing	7.0	40% Affo	rdable Hou	sing		40% Affo	rdable Hou	ısing		40% Affo	rdable Hou	ising		40% Affo	rdable Hou	sing
	2 SHEET 1	Rent to Inter	mediate)		:30 (Social F 12 SHEET 1		mediate)		0:30 (Social I 12 SHEET 1		inediate)		0:30 (Social I 12 SHEET 1		mediate)		0:30 (Social F 12 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE
2010		**	**	2010	*	**	**	2010		**	**	2010	**	**	**	2010	75%	57%	50%
2011 2012		* >	* >	2011	4.4	*>	* >	2011	**	A >	* >	2011		*>	* >	2011	79% 85%	59% 62%	51% 53%
2013 2014	**	A)	A)	2013 2014	• •		.,	2013 2014	**		.,	2013 2014	~ ~	4 *	.,	2013 2014	92% 96%	66% 68%	54% 55%
2015	**	*)	4)	2015	**	*>	4)	2014	**	* >	4)	2014	**	(+		2014	95%	68%	55%
2016	**	* >	* >	2016	**	**	A.)	2016	* *	A >	A)	2016	~ ~	(+	* >	2016	88%	66%	53%
2017 2018	A >	* >	* >	2017	* >	* >	A >	2017	4.)	4)	*)	2017	••	* >	*)	2017	81% 75%	63% 60%	51% 50%
2019	A >	* >	* >	2019	* >	*>		2019	A)	->		2019	4.4	*>	* >	2019	70%	58%	48%
2020 2021	* >	**	**	2020 2021	A)	**	**	2020 2021	*>	**	**	2020	A >	**	**	2020 2021	66%	56% 55%	47% 46%
2022	A }	**	**	2022	* >	**	**	2022	* >	**	**	2022	A P	**	**	2022	61%	54%	46%
2023 2024		**	**	2023 2024	*)	**	**	2023	* *	**	**	2023	* *	**	**	2023	59% 59%	54% 54%	45% 45%
2025	* >	**	**	2025		**	**	2025	A >	**	**	2025	* >	**	**	2025	59%	55%	45%
2026	*>	**	**	2026	*)	**	**	2026	▲ > Va	1 Andrea: C	ne ^ ^	2026	*)	**	**	2026	58%	56%	45%
								Sub	150 dwel 2.67 Hec G Abs Pla ssidy at E0 per u Susta 40%	llings (66 House ctare site @(75 cross profit: (20' orption: 50 unit unning gain at 10	s 84 Flats) DPH) dph. %) s p.a. 00% per unit (intermoter unit	ediate)							

Subsid	50 dwellings .67 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 40% Affo 0:50 (Social F	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	B4 Flats) PH) dph. a. it (intermediate unit sing) Subsit	dwellings (6 .67 Hectare s Gross Absorptic Planning dy at £0 per unit (i Sustainability 40% Affoi 0:50 (Social F	site @(75 Di profit: (20%) in: 50 units p.: gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) PH) dph. a. bit (intermediate unit	e) Subs	dwellings (2.67 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabil 40% Affo 0:50 (Social	e Area: One 66 Houses 8 site @(75 D s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inte	4 Flats) PH) dph. a. 6 nit (intermediate r unit using	e) Subsi	dwellings (i 2.67 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affo 0:50 (Social	s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per ordable Hou	4 Flats) PH) dph. a. 6 nit (intermediate r unit	Subsid	dwellings (6 2.67 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili' 40% Affo 0:50 (Social	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £1800 pe ordable Hou	4 Flats) PH) dph. a. bit (intermediate) r unit using
TEST	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDU	CTION TO AFFO	RDABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 66%	MIDDLE 50%	UP 43%
2011	1.0	**	**	2011	A 3	**	**	2011	A >	**	**	2011	• • •	**		2011	70%	51%	44%
2012 2013	**	*)	*)	2012 2013	(v	A)	A >	2012	* *	A)	A)	2012	••	A }	A)	2012	75% 81%	54% 57%	45% 46%
2014 2015	**	4)	* >	2014	(*	A)	A)	2014	**	A }	4)	2014	**	A)	* >	2014	85%	59% 59%	46% 46%
2016	(v	* >	* >	2016	* >	* >	A >	2016	A F	A P	* >	2016	• •	A >	* >	2016	77%	56%	44%
2017 2018	A):	4.5	*)	2017 2018	A }	A)	A >	2017	A P	A >	A)	2017 2018	· ·	A)	A)	2017 2018	70% 64%	54% 51%	43% 41%
2019 2020	A)	**	**	2019 2020	A)	**	**	2019 2020	A >	**	**	2019 2020	A P	**	**	2019 2020	60% 56%	49% 47%	40% 39%
2021	A)	**	**	2021	A)	**	**	2021	A)	**	**	2021	A P	**	**	2021	53%	46%	38%
2022 2023	44	**	**	2022 2023	**		**	2022	**	**	**	2022	**	**	**	2022	52% 51%	46% 46%	38% 38%
2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	51% 50%	47% 48%	38% 38%
2026	**	**		2025	**		**	2026	**	alue Area: (**	2026	**	**	**	2026	50%	49%	38%
2	50 dwellings .67 Hectare : Gross Absorptio Plannin	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100%	B4 Flats) PH) dph.		dwellings (6 .67 Hectare s Gross Absorptio Planning	site @(75 Di profit: (20%) in: 50 units p.: i gain at 100%	Flats) PH) dph.	2	ssidy at £0 per u Sustai 409 50:50 (\$ Valu dwellings (2.67 Hectare Gross Absorpt Plannin	anning gain at 1 unit (rent) & E0 j unit (rent) & E0 j of Affordable H social Rent to Ini e Area: One 66 Houses 8 site @ (75 D s profit: (20%) ion: 50 units p ng gain at 1009	per unit (interm per unit pusing ermediate) 4 Flats) PH) dph.	2	dwellings (i 2.67 Hectare Gross Absorpt Plannir	s profit: (20%) ion: 50 units p. ng gain at 100%	4 Flats) PH) dph. a.		dwellings (6 2.67 Hectare Gross Absorpti Plannin	site @(75 D profit: (20%) on: 50 units p g gain at 1009	4 Flats) PH) dph. a.
0:	40% Affo 100 (Social F	y at £1800 per rdable Hou	unit sing		dy at £0 per unit (Sustainability 40% Affor 100 (Social F	y at £1800 per rdable Hou	unit ising		Sustainabil 40% Affe	(rent) & £0 per u ity at £1800 per ordable Hou Rent to Inte	r unit using		Sustainabili	ty at £1800 pe ordable Hou	r unit using		y at £0 per unit (Sustainabili 40% Affo 100 (Social	ty at £1800 pe ordable Hou	unit
TEST	14 SHEET 1	GREENFIELD	•	TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2	•	TEST	14 SHEET 1	PDL	•	TEST	14 SHEET 1	CTION TO AFFO	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	4)			2010 2011	* >	**	**	2010	<u> </u>	**	**	2010	A P	**	**	2010 2011	38% 39%	27% 28%	23% 23%
2012 2013	A):	**	**	2012 2013	* >	**	**	2012	* >	**	**	2012 2013	A }	**	**	2012 2013	41% 43%	29% 30%	22% 22%
2014	* >	**	**	2014	* >	**	**	2014	* >	**	**	2014		**	**	2014	44%	30%	22%
2015 2016	A >	**	**	2015 2016	* >	**	**	2015 2016	A >	**	**	2015 2016	A }	**	**	2015 2016	42% 38%	29% 27%	21% 20%
2017 2018	A)	**	**	2017 2018	A)	**	**	2017	A)	**	**	2017 2018	A F	**	**	2017 2018	34% 31%	26% 25%	19%
2019		**	* *	2019	**		**	2019		**	**	2019	**		**	2019	28%	23%	18%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020	**	**	**	2020 2021	26% 26%	22% 23%	17% 18%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	26% 26%	23% 24%	18% 19%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	* *	**	**	2024	26%	25%	19%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	26% 26%	27% 27%	19% 19%
		ue Area: 0				e Area: 0		Sul	2.67 He Ab: Pi osidy at E0 per u Sustai 409 0:100 (S	ellings (66 House octare site @(75 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E0 nability at £1800 6 Affordable He social Rent to Init ue Area: 0	DPH) dph. %) s p.a. 00% per unit (interm) per unit	nediate)		ue Area: 0				ue Area: 0	
TEST	O site Gro Ab: Planni Su Susta	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 idability at 0 rdable Hous	sing	TEST	O site Gro: Abs Plannir Su Susta	ellings (0) (a) (0) dph. (b) orpflon: 0 (c) g gain at 0% (c) bidy at 0 (dable House (dable House)	sing	TEST	O sit Gr Al Plann S Sust	veilings (0) te @(0) dph. oss profit: 0 osorption: 0 dubsidy at 0 alnability at 0 ordable Hou	sing	TEST	O sit Gri At Plann Si Sust	vellings (0) re @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 ordable Hou	sing	TEST	O site Gro Ab Planni Susta O% Affo	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP	1	REDU DOWN	CTION TO AFFO MIDDLE	UP
0	-			0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0	-	-		0	-			0	-	-		0	0%	0%	0%
0	-	-		0		-	-	0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0% 0%
0	-			0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				o				0		-	-	0	-		-	0	0%	0%	0%
0	-			0		-		0			-	0	-	-	-	0	0% 0%	0% 0%	0%
0				0	-	-		0	-			0	-	-	-	0	0%	0%	0%
0				0		-		0	-			0	-			0	0%	0%	0%
										Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: Planning gain at Subsidy at 0 Sustainability a) n.) 0%								

2 Subsid	50 dwellings .67 Hectare: Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 Df profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	84 Flats) PH) dph. a. bit (intermediate unit unit using) Subsic	dwellings (6 67 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	site @(75 Di profit: (25%) en: 50 units p.e gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) PH) dph. a. bit (intermediate unit	e) Subsi	dwellings (6 .67 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) lon: 50 units p. log gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	4 Flats) PH) dph. a. 6 nit (Intermediate r unit using	e) Subsi	dwellings (6 2.67 Hectare : Gross Absorptio Planning idy at £0 per unit (Sustainabilit	site @(75 Di profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) PH) dph. a. bit (intermediate unit	e) Subsidy	dwellings (6 :.67 Hectare Gross Absorpti Plannin (at £0 per unit (Sustainabili	site @(75 L) profit: (25%) on: 50 units p g gain at 1009 rent) & £0 per u ty at £1800 pe prdable Hou	4 Flats) PH) dph. a. bit (intermediate) r unit
TEST	16 SHEET 1	GREENFIELD	mediatey	TEST	16 SHEET 1	INDUSTRIAL1	mediatey	TEST	16 SHEET 1	INDUSTRIAL2	mediatey		16 SHEET 1		mediatey	TEST	16 SHEET 1	CTION TO AFFO	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	••	4)	A }	2010 2011	**	* >	4)	2010		A >	4)	2010	* *	(+	* >	2010	85% 91%	61% 64%	52% 54%
2012 2013	• •	4.4	A Þ	2012 2013	• •	A)	A >	2012 2013	**	A):	4)	2012 2013	••	(v	A }	2012 2013	101% 113%	68%	55% 57%
2014	**	4.4	* >	2014	**	* >	* >	2014	~ ~	* >	* >	2014	**	- ;;	* >	2014	121%	76%	58%
2015 2016	**	(v	A P	2015	• •	A >	4.)	2015 2016	••	A P	A)	2015 2016	• •		A >	2015 2016	119%	76%	58% 56%
2017	• •	* >	* >	2017	**	* >	A)	2017	- · ·	* >	* >	2017	**	(*		2017	95%	69%	54%
2018 2019		4)	A >	2018	(v	A)	* >	2018	* * *	A)		2018 2019	• •	4 ¥	A >	2018	85% 78%	65% 62%	52% 50%
2020	* >		* >	2020	. >	A P		2020	* >		. >	2020	* *	* >	* >	2020	72%	60%	48%
2021 2022	A P	A)	A >	2021	A)	A)	A)	2021	A P	A)	*)	2021	(*	*)	A >	2021 2022	68% 65%	58% 57%	47% 47%
2023 2024	* *	A)	**	2023 2024		A)		2023 2024	A P	4.1		2023 2024		A)		2023 2024	64%	57% 57%	46% 46%
2025	* >	* >	A P	2025	* >	A P	4)	2025	A >	A)	4)	2025	* >		* >	2025	63%	58%	46%
2026	*)	*)	* >	2026	.,	41	.)	2026	A)	alue Area: 0	A)	2026	* >	4*	*)	2026	62%	60%	46%
15 2	50 dwellings .67 Hectare Gross Absorpti	e Area: One (66 Houses site @(75 Di profit: (17%) on: 50 units p.: g gain at 100%	84 Flats) PH) dph.	2	dwellings (6 .67 Hectare s Gross Absorptio	Area: One 6 Houses 84 site @(75 Di profit: (17%) in: 50 units p. q gain at 100%	Flats) PH) dph.		Absorpti	Affordable Ho ocial Rent to Intelle Area: One 66 Houses 8	s p.a. 00% oper unit (interm) per unit busing ermediate) 4 Flats) PH) dph.	<u> </u>	dwellings (6 2.67 Hectare s Gross Absorptio	Area: One 6 Houses 84 site @(75 Di profit: (17%) on: 50 units p. q gain at 100%	f Flats) PH) dph.	2	dwellings (6 .67 Hectare Gross Absorpti	e Area: One 6 Houses 8 site @ (75 D profil: (17%) on: 50 units p g gain at 1009	4 Flats) PH) dph.
Subsid	dv at £0 per unit ((rent) & £0 per ur	nit (intermediate) Subsid	dy at £0 per unit (rent) & £0 per ur	nit (intermediat	e) Subsi	dy at £0 per unit	(rent) & £0 per u	nit (intermediate	e) Subsi	idy at £0 per unit (rent) & £0 per ur	nit (intermediate	e) Subsidy	at £0 per unit (ent) & £0 per u	nit (intermediate)
	Sustainabilit	ty at £1800 per ordable Hou	unit		Sustainabilit	y at £1800 per rdable Hou	unit		Sustainabili 40% Affo	ty at £1800 pe ordable Hou	r unit usina		Sustainabilit	y at £1800 per rdable Hou	unit		Sustainabili	y at £1800 pe rdable Ho	unit
70	:30 (Social I			70	:30 (Social F	ent to Inter	mediate)	70	0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social F			70	0:30 (Social		
TEST	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1 REDU	CTION TO AFFO	RDABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 7494	MIDDLE 57%	UP 50%
2011	1.	A >	* >	2011	* >	A P		2011	A >	A F	* >	2011	**	* >	* >	2011	78%	59%	51%
2012 2013	**	A >	A P	2012	(*	A >	4)	2012	(v	A)	* >	2012	**	A)	* >	2012	83% 90%	62% 65%	53% 54%
2014	• •	* >	* >	2014	* *	* >	* >	2014	~ ~	A >	* >	2014	• •		* >	2014	94%	68%	55%
2015 2016	**	A >	A P	2015	4.4	A >	4)	2015 2016	**	A P	A)	2015 2016	**	(v	* >	2015 2016	93% 86%	68% 65%	55% 53%
2017	(♥	* >	* >	2017		A >	A >	2017	A >	* >	* >	2017	• •	* >		2017	80%	63%	51%
2018 2019	A P	**	* *	2018	* >	**	**	2018	A P	**	**	2018	· ·	**	* *	2018	74% 69%	60% 58%	50% 48%
2020 2021	A }	**	**	2020 2021	A)	**	**	2020 2021	A }	**	**	2020 2021	A >	**	**	2020 2021	65% 62%	56% 55%	47% 46%
2022	A }	**	**	2022	* >	**	**	2022	A F	**	**	2022	A >	**	**	2022	60%	54%	46%
2023 2024	* *	**	**	2023 2024	* *		**	2023 2024	* *	**	**	2023 2024	A P	**	**	2023 2024	59% 59%	54% 54%	45% 45%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	58% 58%	55% 56%	45% 45%
		ue Area: 0 vellings (0)			Val u	e Area: 0		Sub	2.67 He (Abs Pla sidy at E0 per u Sustain 40% 70:30 (S Val	llings (66 House ctare site @(75 forss profit: (17 forption: 50 unit anning gain at 1 init (rent) & E0 hability at £1800 6 Affordable Ho cotal Rent to Init ue Area: 0 /ellings (0)	DPH) dph. %) s p.a. 00% per unit (interm per unit	ediate)		ie Area: 0 ellings (0)			Val i	ue Area: 0 rellings (0)	
	0 site	e @(0) dph.			0 site	@(0) dph.			0 sit	e @(0) dph.			0 site	@(0) dph.			0 sit	e @(0) dph.	
	Ab	ss profit: 0 sorption: 0			Abs	ss profit: 0 orption: 0			Ab	oss profit: 0 sorption: 0			Abs	ss profit: 0 orption: 0			Ab	ss profit: 0 sorption: 0	
	Su	ng gain at 0% ubsidy at 0				ng gain at 0% bsidy at 0				ing gain at 0% ubsidy at 0				ng gain at 0% bsidy at 0				ng gain at 0% ibsidy at 0	
	Susta 0% Affor	ainability at 0	sina			inability at 0	sina		Susta 0% Affo	ainability at 0 rdable Hou	sina			inability at 0	sina			inability at 0	sina
		0	•			0	•			0	•			0	,			0	-
rEST	18 SHEET 1	GREENFIELD		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1 REDU	CTION TO AFFO	RDABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP
0	-	-		0	-	-		0				0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-		0		-		0				0			-	0	0%	0%	0%
0	-	-	-	0	-	-		o	-			0	-		-	0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-		-	0	-		-	0	0%	0%	0%
0	-	-		0		-	-	0		-		0			-	0	0%	0% 0%	0%
0	_	-	-	0		-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0	-			0	0%	0%	0%
0	-	-		0	-	-		0	-			0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 lanning gain at Subsidy at Sustainability a Affordable Ho) n.) 0%								

Valu	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ue Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	rellings (0)			dw	ellings (0)	
	e @(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				e @(0) dph.	
	oss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			At	sorption: 0				sorption: 0			Ab	sorption: 0 ng gain at 0%	
									ing gain at 0%				ng gain at 0%					
St	ubsidy at 0 ainability at 0			Su	ibsidy at 0 inability at 0			Si	ubsidy at 0 ainability at 0			Si	ubsidy at 0 ainability at 0			Su	ibsidy at 0 sinability at 0	
0% Affo	rdable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	ing			rdable Hous	sing
T 19 SHEET 1	0			9 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0	
T 19 SHEET 1	GREENFIELD		TEST 1	9 SHEET 1	INDUSTRIAL1		TEST	19 SHEET 1	INDUSTRIAL2		TEST	19 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	1. [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
-	-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
-		-	0		-		0		-		0	-	-		-0	0%	0%	0%
=	-		0				0			-	0	-	-		0	0%	0%	0%
= =			ō		-	-	0	-	-	-	ō		-		ō	0%	0%	0%
_	-	-	0	_	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	_	_	0		_	_	0	_	_	-	0	-	-		0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-	-	0		-	-	0		-	-	0	-	-		0	0%	0% 0%	0%
	-		0				0				0		-		0	0%	0%	0%
			ő				0				0		-		-0	0%	0%	0%
			0				0				o			_	ō	0%	0%	0%
			ō				ō				0				0	0%	0%	0%
_	-	-	0	-	_	_	0	_	_	-	0	-	_	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
									Gross profit: 0 Absorption: 0 flanning gain at 0 Subsidy at 0 Sustainability at	0%								
								0%	Affordable Ho									
Valu	ue Area: 0			Valu	ıe Area: 0			Val	Affordable Ho 0 ue Area: 0			Vali	ue Area: 0			Valu	ue Area: 0	
0 dv	vellings (0)			dw	ellings (0)			Val dv	Affordable Ho 0 ue Area: 0 vellings (0)			dw	ellings (0)			dw	ellings (0)	
0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			Val dw 0 sit	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph.			dw 0 sit	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 dv 0 site Gro	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			Val dw 0 sit Gre	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 sit Gre	rellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ess profit: 0	
O dv O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			Val dw 0 sit Gre Ab	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vesorption: 0			dw O sit Gre Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Ab:	rellings (0) e @(0) dph. ess profit: 0 sorption: 0	
O dv O site Gro Ab Planni	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			Vali dv O sit Gre Ab Planni	Affordable Ho ue Area: 0 /ellings (0) e @(0) dph. oss profit: 0 /esorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab: Planni	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	
O dv O site Gro Ab Planni Su	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Ab: Plannii Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			Vali dw 0 sit Gri Ab Planni Si	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dw O site Gro Ab: Plannii Su	rellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% ebsldy at 0	
O dv O sitv Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0 anability at 0 rdable Hou	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		Vali dv 0 sit Gri Ab Planni Si Sust	Affordable Ho ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 elinability at 0 rdable House	using		dw O sit Gre Ab Planni Si Sust	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 anability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Su Susta	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 anability at 0 ardable Hous	sing
0 dv 0 sitr Gro Ab Planni Su Susta 0% Affol	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	sing		dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing		Vali dw 0 sit Gri Ab Planni Sr Sust. 0% Affo	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	using		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0	sing		dw O site Gro Ab: Planni Su Susta O% Affor	rellings (0) a @ (0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 alnability at 0	sing
O dv O sitv Gro Ab Planni Su Susta	vellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hou 0	sing	TEST 2	dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	Vali dv 0 sit Gri Ab Planni Si Sust	Affordable Ho O Let Area: 0 Vellings (0) e @ (0) dph. Description: 0 Ing gain at 0% ubsidy at 0 alnability at 0 rdable House 0	using	TEST	dw O sit Gre Ab Planni Si Sust	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 alinability at 0 rdable Hous 0	sing	TEST	dw O site Gro Ab: Plannli Su Susta O% Affor	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 anability at 0 rdable Hous 0	
0 dv 0 sitt Gro Ab Planni Su Susta 0% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	Valida dv O sit Grown At Plann Si Sust O% Affo	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0	using	TEST	dw O sit Gro Ab Planni Si Sust O% Affo	rellings (0) e @(0) dph. uss profit: 0 uss profit: 0 us gain at 0% ubsidy at 0 ulanability at 0 rdable Hous 0		TEST	dw O site Gro Ab: Plannin Su Susta O% Affor	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous 0	RDABLE
0 dv 0 sitr Gre Ab Planni Su Susta 0% Affor	vellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hou 0	sing UP	TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	TEST	Vali dw 0 sit Gri Ab Planni Si Sust. 0% Affo	Affordable Ho O Let Area: 0 Vellings (0) e @ (0) dph. Description: 0 Ing gain at 0% ubsidy at 0 alnability at 0 rdable House 0	using	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 alinability at 0 rdable Hous 0	sing UP	TEST	dw 0 site Gro Ab Planni Su Susta 0% Affor	rellings (0) a @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O dv O slith Gre Ab Planni Si Susta O% Affor	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	TEST	Vali dw 0 sit Gr At Planni Sr SS SSIT 0% Affo 20 SHEET 1	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE -	sing UP -	TEST	dw O sit Gre Ab Planni Sis O% Affo 20 SHEET 1	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST	dw O site Gro Ab: Planni Su Susta O% Affor 20 SHEET 1 REDU(DOWN 0% 0%	rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% alinability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	RDABLE UP 0% 0%
O dv O sitt Gre Ab Planni St Susta O'% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		0 0	Valida dv O sit Grown At Plann Si Sust O% Affo	Affordable Ho 0 ue Area: 0 vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	sing UP	0 0 0	dw 0 sit of sit	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% uibsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	O site Gro Ab Plannii Su Susta O% Affoi Down O% O% O% O% O%	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O dv O slith Gre Ab Planni Si Susta O% Affor	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	Vali dw 0 sit Gr At Planni Sr SS SSIT 0% Affo 20 SHEET 1	Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE -	sing UP -	TEST .	dw O sit Gre Ab Planni Sis O% Affo 20 SHEET 1	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST	dw O site Gro Ab: Plannin Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	rellings (0) ea (0) dph. ses (0) dph. ses profit: 0 sorption: 0 ng gain at 0% ubsley at 0 sinability at 0 rdable Hous: 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O dv O sitt Gre Ab Planni St Susta O% Affor	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	0 0 0 0	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0	Vali dw 0 sit Gr At Planni Sr SS SSIT 0% Affo 20 SHEET 1	Affordable Ho 0 ue Area: 0 vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	sing UP	TEST	dw O sit the Control of Control o	rellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O site Gro Ab Plannini Su Susta O% Affor AFFORM O% O% O% O% O% O% O%	rellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 control AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
0 du 0 sitt Gre Ab Planni St Sustat 0% Affoi	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	TEST 2	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0	Vali dw O sit Gre At Planni Sy Sust. O% Affo 20 SHEET 1 DOWN	Affordable Ho 0 ue Area: 0 lefllings (0) lefllings leftlings leftling	sing UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	0 Sites Gro Ab: Plannin Su Sussiss O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0% 0% 0%	eellings (0) eellings (0) ess grofit: 0 sorption: 0 ng gain at 0% obsidy at 0 einability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dv O sitt Gre Ab Plannin St Sustat O'% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0	Val dw 0 sit Gri At Plann Si Sust O% Affo 20 SHEET 1	Affordable Hot 0 ue Area: 0 vellings (0) ee @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 inability at 0 inability at 0 industrial to 1 indu	sing UP	TEST.	dw O sit the control of the control	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST	0 slite Gro Ab Plannin Su Sustate 0% Affor POWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	rellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
0 du 0 sitt Gre Ab Planni St Sustat 0% Affoi	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	Vali dw O sit Gre At Planni Sy Sust. O% Affo 20 SHEET 1 DOWN	Affordable Ho 0 ue Area: 0 lefllings (0) lefllings leftlings leftling	sing UP	TEST	dw O slit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	O Site Growth of the Control of the	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0 rdable Hous: 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitt Gre Ab Plannin St Sustat O'% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0	Val dw 0 sit Gri At Plann Si Sust O% Affo 20 SHEET 1	Affordable Hot 0 ue Area: 0 vellings (0) ee @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 inability at 0 inability at 0 industrial to 1 indu	sing UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the control of the control	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	0 slite Gro Ab Plannin Su Sustate 0% Affor POWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	rellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O du O siti O siti Gre Ab Planni St St O% Affoi I 20 SHEET 1	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0	Val dw 0 sit Gri At Plann Si Sust O% Affo 20 SHEET 1	Affordable Hot 0 ue Area: 0 vellings (0) ee @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 inability at 0 inability at 0 industrial to 1 indu	sing UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST	dw O site Gro Ab:	rellings (0) = @ (0) dph. sss profit: 0 sorption: 0 so	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O du O siti O siti Gre Ab Planni St St O% Affoi DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dw 0 sit Gri At Plann Si Sust O% Affo 20 SHEET 1	Affordable Hot 0 ue Area: 0 vellings (0) ee @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 inability at 0 inability at 0 industrial to 1 indu	sing UP	TEST	dw O slit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST	dw O site Gro Abb Plannil Sustan Sustan Cost Affor O% Affor O% O% O% O% O% O% O% O% 	vellings (0) as @ (0) dph. ss profit: 0 sorption: 0 ordable House 0 ordable	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0 du 0 sitis de financia de fi	vellings (0) e e @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 dbsidy at 0 disability at 0 dribble Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0	dw O slitch of Size of	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dv	Affordable Ho Que Area: 0 ue Area: 0 Que Area: 0 Incompany Incom	UP	TEST	dw 0 siti for Grand Control of Co	rellings (0) e a @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dph. sss profit: 0 sorption: 0 dph. sss profit: 0 dph. ss	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site of the control of the cont	rellings (0) = @(0) dph. sss profit: 0 sorption: 0 mg gain at 0% bissky at 0 insabilty at 0 ordable House 0 mbDuE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O du O sitis Gra Gra Aba Plannin Plannin Sustat Sustat DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0 sorption: 0 ordable Hou 0 GREENFIELD MDDLE	UP	0 0 0 0 0 0 0	dw O slitch of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dw	Affordable Ho 0 ue Area: 0 ewillings (0) e @(0) dph.sss.profit: 0 sosprion: 0 sosprion: 0 sosprion: 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O siti	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sabdly at 0 ng agin at 0% sabdly at 0 nabality at 0 ndbity at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in the control of the cont	rellings (0) = @(0) oph. ssp profit: 0 sorption: 0 opg gain at 0% obsided at 0 opg gain at 0% opg gain at 0 op	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O du O sitis Gra Gra Aba Planning Sustant Sustant O% Affor	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0 sorption: 0 ordable Hou 0 GREENFIELD MDDLE	UP	0 0 0 0 0 0 0	dw O slitch of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dw	Affordable Ho 0 ue Area: 0 ewillings (0) e @(0) dph.sss.profit: 0 sosprion: 0 sosprion: 0 sosprion: 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O siti	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sabdly at 0 ng agin at 0% sabdly at 0 nabality at 0 ndbot 0 nbot 10 nbo	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in the control of the cont	rellings (0) a @(0) oph. ss profit: 0 sorption: 0 se gain at 0% pagn at 0 ms pagn at 0% pagn at 0 ms pagn at 0% pagn at 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O du O siti fi Gre Ab Plannin S. Susta O'96 Affor DOWN	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% staidy at 0 ng gain at 0% staidy at 0 ninability at 0 ninability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	dw O slitch of the control of the co	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% backy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dw O sit if Growth of the Control of the Contro	Affordable Ho 0 ue Area: 0 uellings (0) e @(0) dph.sss profit: 0 sosprion: 0 sosprion: 0 sosprion: 0 rdable Hous 0 INDUSTRIAL2 MIDRAE	UP	TEST	dW O sit in Control of the Control o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 6 stady at 0 stady at 0 stady at 10 stady	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in the control of the cont	rellings (0) = @(0) oph. ssp profit: 0 sorption: 0 ng again at 0% stody at 0 ng again at 0% stody at 0 ninability at 0 of dable House 0 CTION TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O sits Grc Grc Grc Ab Plannin S Sustant O'96 Affor DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sissify at 0 ng gain at 0% sissify at 0 ninability at 0 drable Hou 0 GREENFIELD GREENFIELD	UP	0 0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dw	Affordable No 0 ue Area: 0 e @(0) dph. sss.profft: 0 sospilor: 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Attention of the Control of the Co	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng agin at 0% sssly at 0 ng agin at 0 ng	UP		dw O site of the control of the cont	tellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sibsidy at 0 ng agin at 0% sibsidy at 0 inability at 0 drafable House 0. UTON TO AFFOR 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O sits Grc Grc Grc Ab Plannin S Sustant O'96 Affor DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sissify at 0 ng gain at 0% sissify at 0 ninability at 0 drable Hou 0 GREENFIELD GREENFIELD	UP	0 0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable Hous 0 INDUSTRUL! INDUSTRUL!	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dv O sit i Gri At n Plann Suet O'A HFO 20 SHEET 1 DOWN	Affordable No 0 ue Area: 0 e @(0) dph. sss. profit: 0 sopplin: 10 % sopplin: 10 % inhabitity at 0 rdable House inhabitity at 0 inhabi	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Attention of the Control of the Co	rellings (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0	UP		dw O site of the control of the cont	tellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sibsidy at 0 ng agin at 0% sibsidy at 0 inability at 0 drafable House 0. UTON TO AFFOR 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O sits Grc Grc Grc Ab Plannin S Sustant O'96 Affor DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sissify at 0 ng gain at 0% sissify at 0 ninability at 0 drable Hou 0 GREENFIELD GREENFIELD	UP	0 0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable Hous 0 INDUSTRUL! INDUSTRUL!	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Val dw	Affordable No ue Area: 0 description: 0 Absorption: 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grand Attack of the Control of the Cont	rellings (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0	UP		dw O site of the control of the cont	tellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sibsidy at 0 ng agin at 0% sibsidy at 0 inability at 0 drafable House 0. UTON TO AFFOR 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%

Figure 8 - Sensitivity Testing

Subsid	Value 15 dwellings 0.2 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 40% Affo	S Area: One of (7 Houses & City Houses & Cit	B Flats) H) dph. a. iit (intermediate) unit sing	Subsid	15 dwellings 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	Area: One (7 Houses 8 te @(75 DP profit: (20%) n: 50 units p.s. gain at 100% ent) & £0 per un y at £1800 per rdable Hou	H) dph. a. iit (intermediate unit sing) Subsit	15. dwellings 0.2 Hectare 2 Gross Absorpti Planning y at 10 per unit 4.00 per unit 4.00 per unit 5.00 (Social 15.40 per unit	site @(75 DF profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	B Flats) PH, deph. a b c c c c c c c c c c c c c c c c c c	e) Subs	15 dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabiliti	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	B Flats) H) dph. a. bit (intermediate runit	Subsid	15 dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabilit 40% Affed 0:30 (Social I) 1 SHEET 1	site @(75 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	H) dph. i. it (intermediate) unit sing mediate)
Subsid	15 dwellings 2.2 Hectare s Gross Absorption Planning by at £0 per unit (Sustainabilit 40% Affo	FAFea: Une (7 Houses & Ite @(75 DP profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	H) dph. a. iit (intermediate) unit sing	Subsic	15 dwellings 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	te @(75 DP) profit: (20%) n: 30 units p.a gain at 100% rent) & £0 per un gat £1800 per rdable Hou	H) dph. a. iit (intermediate unit sing) Subsit	sidy at E0 per u Sustair 40% 70:30 (S Value 15 dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilii	offrodable Hoocial Rent to Int S Area: One G (7 Houses I Site @(75 DF profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per uty at £1800 pe profable Hou	per unit (intermoper unit oper unit (intermediate unit (intermediate unit (intermediate unit unit unit unit unit unit unit unit	e) Subs	15 dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (20%) profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	H) dph. a. bit (intermediate unit unit) Subsid	15 dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustalnabilit	profit: (20%) profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un ty at £1800 per prdable Hou	it (intermediate) unit sing
TEST 2	2 SHEET 1		mediate)	TEST :	2 SHEET 1		mediate)		2 SHEET 1		rmediate)	TEST	2 SHEET 1		mediate)		2 SHEET 1	CTION TO AFFOR	
L 1	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	MIDDLE	UP	١	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	4)	**	**	2010 2011	*)	**	**	2010	*)	**	**	2010		**	**	2010	79% 81%	63%	56% 57%
2012 2013	**	* >	* 1	2012 2013	4.4	* >	A 3	2012	**	A P	* >	2012	~ ~	A P	*)	2012	92%	69%	60%
2013		A)	* >	2013	**	* >	A)	2013	**	A)	4)	2013		A P	A)	2013	94%	70%	60%
2015		*>	* >	2015	**	* >		2015		A }	* >	2015	••	**	*>	2015	125%	84%	67%
2016 2017		4)	* >	2016 2017	• • •	A >		2016 2017	* *	A)	4)	2016			A)	2016 2017	118% 109%	83% 80%	66%
2018	**	A >	*)	2018	**	* >	A)	2018	**	A):	A)	2018	**	A >	A >	2018	100%	76%	62%
2019	4.4	* >	* >	2019	4.7	* >	A)	2019	* *	A P	* >	2019	~ ~	* >	* >	2019	92%	73%	60%
2020 2021	4 ¥	A >	* >	2020	4)	A >	A)	2020	4)	A)	*)	2020		* >	*)	2020	86%	70% 68%	58% 56%
2022	A)	**	**	2022	* >	**	**	2022	A F		**	2022	A P	**	**	2022	76%	65%	55%
2023	* >	**	**	2023 2024	* >	**	**	2023	* >	**	**	2023	A >	**	**	2023	72%	63%	53%
2024 2025	A)	**	**	2024	A)	**	**	2024	A)	**	**	2024	A)	**	**	2024	70% 69%	63% 62%	53% 52%
2026	A)	**	**	2026	A)	**	**	2026	A)	ilue Area: 0	**	2026	A }	**	**	2026	68%	63%	52%
o	15 dwellings	e Area: One i (7 Houses & site @(75 DP	Flats)		Value 15 dwellings 3.2 Hectare s	Area: One (7 Houses 8 te @(75 DP	Flats)		0.2 Hec Abs Pla sidy at £0 per u Sustair 40% 70:30 (S	Affordable Ho ocial Rent to Intel Area: One (7 Houses	OPH) dph. %) s p.a. 00% ber unit (interm busing ermediate) B Flats)	T	15 dwellings 0.2 Hectare s	ite @(75 DF	3 Flats)		15 dwellings 0.2 Hectare s	e Area: One i (7 Houses & site @(75 DP	: Flats) H) dph.
	Absorption Planning by at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per prdable Hou Rent to Inter	it (intermediate) unit sing		Absorption Planning By at £0 per unit (Sustainability 40% Affor	at £1800 per rdable Hou	nit (intermediate unit sing		Absorpti Plannin dy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	6 nit (intermediate r unit usina		Absorpti Plannin idy at £0 per unit i Sustainabilit	ty at £1800 per ordable Hou	hit (intermediate unit unit		Absorpti Plannin y at £0 per unit (i Sustainabilit 40% Affo	ty at £1800 per ordable Hou	it (intermediate) unit sing
	SHEET 1	GREENFIELD	cuidto)	TEST	:30 (Social F 3 SHEET 1			TEST	3 SHEET 1		aidio/	TEST	3 SHEET 1		oundtoj	TEST	0:30 (Social I		
	DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP	-	DOWN REDU	MIDDLE	UP
2010 2011	A)	**	**	2010 2011	4)	**	**	2010 2011	A)	**	**	2010 2011	· ·	**	**	2010 2011	79% 80%	63% 63%	56% 56%
2012	**		A)	2012	1+	A >	4)	2012		A >	.,	2012	**	A >	4)	2012	92%	69%	60%
2013 2014	**	4)	4)	2013 2014	**	4)	4)	2013 2014	**	A)	4)	2013 2014	**	A >	4)	2013 2014	94%	70% 71%	60%
2015 2016	**	1 *	A)	2015 2016	**	A P		2015 2016	**	A)		2015 2016	**	**	4.)	2015 2016	126%	84%	68% 66%
2017	- VV	4)		2017		*,	- ;	2017	- ;;	4)	- 25	2017		(*		2017	110%	80%	64%
2018 2019	**	4)	A)	2018 2019		4)	4.)	2018 2019		4)	*)	2018		A }	4)	2018 2019	102% 93%	77% 74%	62%
2020	4+	4)		2020				2020	* >	A >		2020	**			2020	87%	71%	58%
2021 2022	A)	4.4	* *	2021 2022	A)	* *	* *	2021 2022	A)	* *	.,	2021	4 ¥	* *	4)	2021 2022	81% 76%	68% 66%	57% 55%
2023	4)	**	**	2023	*)	* *	* *	2023	4)	**	**	2023	4)	**	**	2023	73%	64%	54%
2025	A)	**	**	2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	71% 69%	63% 62%	53% 52%
2026	- 47	**	**	2026	*)	**	**	2026	A)	ilue Area: ()ne	2026	A 1	**	**	2026	69%	63%	52%
								Sub	15 dwe 0.2 Hec 0 Abs Pta sidy at E0 per u Sustair 40%	ellings (7 Houses tare site @(75 I bross profit: (20 orption: 70 unit unning gain at 1	s 8 Flats) OPH) dph. %) s p.a. OO% oer unit (interm ousing	nediate)							

Subsid	5 dwellings 2 Hectare s Gross Absorptio Plannin y at £0 per unit (Sustainability 40% Affo	Area: One (7 Houses & ite @(75 DP profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	B Flats) H) dph. a. iit (intermediate) unit sing	Subsid	dwellings (0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (r Sustainability 40% Affor	orofit: (20%) n: 50 units p.s g gain at 50% rent) & £0 per un / at £1800 per rdable Hou	Flats) H) dph. a. it (intermediate unit sing	e) Subsi	dwellings 0.2 Hectare : Gross Absorpti Plannii dy at £0 per unit Sustainabili 40% Affo	e Area: One (7 Houses 8 Site @(75 DF s profit: (20%) Ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. nit (intermediate r unit unit	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili 40% Affe	ty at £1800 per ordable Hou	Flats) PH) dph. a. hit (intermediate runit	e) Subsid	dwellings 0.2 Hectare s Gross Absorpti Plannir y at £0 per unit (Sustainabili 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	Flats) H) dph. a. iit (intermediate unit
	30 (Social F	Rent to Inter	mediate)		:30 (Social R	ent to Inter	mediate)	70	30 (Social 4 SHEET 1	Rent to Inte	rmediate)		30 (Social 4 SHEET 1	Rent to Inter	mediate)		0:30 (Social 4 SHEET 1	Rent to Inter	mediate)
E31 4	SHEELL	GREENFIELD		IESI	4 SHEEL I	INDUSTRIAL1		IESI	4 SHEET I	INDUSTRIAL2		IESI	4 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 77%	MIDDLE 62%	UP 55%
011	A >	**	**	2011	* >	**	**	2011	A >	**	**	2011		**	**	2011	77%	62%	55%
112 113	**	*)	* >	2012 2013	A)	A >	A)	2012	1+	A)	4)	2012	**	A)	A >	2012	88%	67% 68%	59% 59%
14	~ ~	* >	* >	2014	* >	* >		2014	4.4	A.)	* >	2014	• •	A)	* >	2014	90%	69%	59%
15	~ ~	4)	A)	2015	**	* >	* >	2015	**	A)	* >	2015	* *	1.4	* >	2015	117%	81%	66%
16 17		*)	*)	2016 2017		A >	*)	2016		A)	*)	2016	•••	1,4	* >	2016	111%	77%	65% 63%
18	• •	*)	A >	2018	~ ~	A >	A >	2018	••	A >	* >	2018	* *	A)		2018	96%	74%	61%
19 20	A P		* * *	2019	A)	A >		2019	4+	A)	.,	2019	1.4	A)	4)	2019	89%	71% 69%	59% 57%
21	* >	**	**	2021	* >	**		2021	* >	**		2021	* >		**	2021	78%	66%	55%
22 23	A >	**	**	2022	**	**	**	2022	4)	**	**	2022	A)	**	**	2022	74%	64%	54% 53%
23 24	4)	**	**	2023	4)	**		2023	4)	**		2023	A >		**	2023	69%	61%	52%
25 26	4)	**	**	2025 2026		**	**	2025 2026	* *	**	**	2025 2026	A }	**	**	2025 2026	67% 67%	61% 61%	52% 52%
								Sut	15 dwe 0.2 Hec (Abs Pl sidy at E0 per u Sustain	alue Area: (ellings (7 Houses: ctare site @(75 I Gross profit: (20 sorption: 50 unit lanning gain at E unit (rent) & E0 I nability at E1800	s 8 Flats) DPH) dph. %) s p.a. 50% per unit (interm) per unit	nediate)							
ubsid	5 dwellings 2 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainability 40% Affo	Area: One (7 Houses & Ite @ (75 DP profit: (20%) on: 50 units p.: g gain at 200% rent) & £0 per ur y at £1800 per ur y at £1800 per rdable Hou Rent to Inter	B Flats) H) dph. a. iit (intermediate) unit sing	Subsid	dwellings (0.2 Hectare si Gross (Absorptio Planning dy at £0 per unit (r Sustainability	orofit: (20%) n: 50 units p.a gain at 200% rent) & £0 per un r at £1800 per rdable Hou	Flats) H) dph. i. it (intermediate unit sing	e) Subsi	70:30 (S Value dwellings 0.2 Hectare : Gross Absorpti Plannid dy at £0 per unit Sustainabili 40% Affo	of Affordable Hotocial Rent to Interest to	ermediate) Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	e Area: One (7 Houses 8 site @(75 DF s profit: (20%) lon: 50 units p. ig gain at 200% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Intel	Flats) PH) dph. a. bit (intermediate runit	e) Subsid	dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per ur ty at £1800 per ordable Hou	Flats) H) dph. a. iit (intermediate unit
	SHEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1				5 SHEET 1				5 SHEET 1		
ſ	DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP UP
0	••	**	**	2010 2011	A)	**	**	2010 2011	4 7	**	**	2010 2011	••	**	**	2010	85%	66% 66%	58% 58%
2	**	* >	A P	2012	**	* >		2012	~ ~	A >	4)	2012	**			2012	101%	73%	62%
3 4	**	*)	*)	2013 2014	**	A }	A)	2013	**	A):	4)	2013 2014	* *	A)	A)	2013	104% 104%	74%	63% 63%
5	~ ~	**	* >	2015	~ ~	4.4	* >	2015	~ ~	**	* >	2015	• •	~ ~	* >	2015	146%	91%	71%
6 7	••	4.4	A)	2016 2017	• •	A }		2016	**	4.7	4)	2016	• •	**	A)	2016	136%	89%	69% 67%
8		*)	*)	2018		* >	A >	2018	**	A >		2018	• •	(*	* >	2018	113%	82%	65%
9	**	4)	4)	2019 2020	**	A)	.,	2019	**	A)	4)	2019	**	(v	A)	2019	102%	78% 74%	62% 60%
1		*)	* >	2021	* >	A }	A >	2021	A >	A }	A >	2021	~ ~	A >	A)	2021	86%	72%	58%
2	A)	**	**	2022 2023	4)	**		2022	A }	4.4		2022 2023	4 +	**	* *	2022 2023	81% 76%	69% 66%	56% 55%
4 5	* >	**	**	2024 2025	* >	**	**	2024	* >	**	••	2024 2025	* >	**	**	2024 2025	74% 73%	65%	54%
6	A)	**	**	2026	A)	**	**	2025 2026	<u> </u>	**	**	2026	* >	**	**	2026	73%	65% 65%	54% 54%
. 0	15 dwellings	Area: One (7 Houses & ite @(75 DP	Flats)		Value dwellings ().2 Hectare sl	Area: One 7 Houses 8 I te @(75 DP	Flats)		0.2 Hec Abs Plansidy at £0 per u Sustain 40% 70:30 (S Valu dwellings	ellings (7 Houses tare site @(75) Gross profit: (2 lo sorption: 50 unit anning gain at 2 unit (rent) & E0 p. hability at £1800 6 Affordable Hocial Rent to Int e Area: One (7 Houses 8 site @(75 DF	OPH) dph. %) s p.a. 00% oer unit (interm ousing ermediate) Flats)		dwellings	e Area: One (7 Houses 8 site @(75 DF	Flats)		Value dwellings 0.2 Hectare s	e Area: One (7 Houses 8 site @(75 DF	Flats)
sidy i	Gross Absorptio Planning at £48500 per unit (Sustainability 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y dable Hou Rent to Inter	unit (intermediate unit sing) Subsidy	Gross p Absorptio Planning at £48500 per unit (i Sustainability	profit: (20%) n: 50 units p.s gain at 100% rent) & £26000 per y at £1800 per rdable Hou	unit (intermediat unit sing	e) Subsidy	Gross Absorpti Plannin at £48500 per unit Sustainabili 40% Affo	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £26000 pe ty at £1800 pe prdable Hou Rent to Inter	a. 6 r unit (intermediat r unit ising	oo) Subsidy	Gross Absorpt Plannir at £48500 per unit Sustainabili 40% Affe	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 pe ty at £1800 pe prdable Hou Rent to Intel PDL	a. r unit (intermediat r unit unit	te) Subsid	Gross Absorpti Plannin y at £48500 per unit Sustainabili 40% Affc D: 30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	a. unit (intermediate unit sing mediate)
. [DOWN	MIDDLE	UP	2012	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2040	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
1	* >		**	2010	*)	**		2010	A)	**	**	2010	* >	**	**	2010	55% 54%	48%	44%
2	*)	**	**	2012 2013	A)	**	**	2012	A }	**	**	2012	A >	**	**	2012	62%	52% 52%	47% 48%
4	A >	**	**	2014	* >	**	**	2014	A)	**	**	2014	A >	**	**	2014	64%	53%	48%
6	1+	*)	* * *	2015 2016	A)	A P	4)	2015 2016	A):	4)		2015 2016	- ; ;	A)	* >	2015 2016	82%	63% 63%	54% 53%
7 8	4)	4)	4)	2017 2018	4)	A)	4)	2017 2018	A }	A)	4)	2017 2018	1 *	<u> </u>	A)	2017 2018	77% 73%	61% 59%	52% 51%
9	* >	**	**	2019	* >	**	**	2019	A F	**	* *	2019	* }		**	2019	69%	57%	50%
10 11	4)	**	**	2020 2021	A)	**	**	2020	A }	**	**	2020	A >	**	**	2020	65%	56% 54%	48% 47%
2	* >	**	**	2022		**	**	2022	A F	**	* *	2022	A }		**	2022	59%	53%	46%
3 4	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	57% 56%	51% 51%	46% 45%
5 6	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	55% 54%	51% 51%	45% 45%
								Subsidy	15 dwe 0.2 Hec (Abs Pla at £48500 per u Sustain 40%	alue Area: (ellings (7 Houses: tare site @(75 I) Gross profit: (20 sorption: 50 unit anning gain at 1 i init (rent) & £26 inability at £1800 inab	s 8 Flats) OPH) dph. %) s p.a. 00% 000 per unit (in	ntermedi	ate)						

Subsidy	15 dwellings 2 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	ite @(75 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	B Flats) H) dph. a. unit (intermediat unit sing	te) Subsidy	dwellings (0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 40% Affo	Area: One Thouses 8 lite @(75 DP) profit: (20%) on: 50 units p.s. g gain at 100% (rent) & £22000 per rdable Hou Rent to Inter	Flats) H) dph. a. unit (intermedia unit sing	te) Subsidy	dwellings 0.2 Hectare Gross Absorpt Plannir y at £25000 per unit Sustainabil 40% Affe	e Area: One (7 Houses 8 site @(75 Df s profit: (20%) ion: 50 units p. ng gain at 1009 ('(rent) & £22000 ps ity at £1800 pe ordable Hou Rent to Inte	Flats) PH) dph. a. a. funit (intermediat r unit unit unit unit unit unit unit unit	e) Subsidy	dwellings 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	Flats) PH) dph. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwellings 0.2 Hectare: Gross Absorpti Plannir y at £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	Flats) PH) dph. a. r unit (intermediate) unit unit
	SHEET 1	tent to miter	mediate)		7 SHEET 1	tent to inter	mediate		7 SHEET 1		illeulate)	TEST	7 SHEET 1	Kent to mite	mediate)		7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_	REDU DOWN	CTION TO AFFOI MIDDLE	RDABLE UP
2010	* >	**	**	2010	. >	**	**	2010	* >	**	**	2010	A F	**	**	2010	65%	54%	49%
2011 2012	4)	**	**	2011		**	**	2011	4)	**	**	2011	4) (v	**	**	2011	65% 74%	54% 59%	49% 53%
2013	* >	**	**	2013	* >	**	**	2013	A >	**	**	2013		**	**	2013	76%	60%	53%
2014 2015	* *	4.4	**	2014	* ·	4.1	**	2014	* *	**	**	2014	**	4.4		2014	76% 102%	61% 72%	53% 60%
2016	* *	* >	* >	2016	• •	A P	A >	2016	• •	A.)	* >	2016	• •	* >	* >	2016	97%	71%	59%
2017 2018	(*	4.5	* >	2017 2018	4+	4)	*)	2017	A P	A }	A)	2017	**	A P	4)	2017	91% 84%	69% 67%	57% 56%
2019	A }	.)	* >	2019	.)	A P	* >	2019	A P	A >	* >	2019		A }	A >	2019	79%	64%	54%
2020 2021	* >	**	**	2020	4)	**	**	2020	A >	**	**	2020	A >	**	**	2020	74% 69%	62% 60%	52% 51%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	* }	**	**	2022	66%	58%	50%
2023 2024	* *	**	**	2023	**	**	**	2023	* *	**	**	2023	**	**	**	2023	63%	57% 56%	49% 48%
2025	**	**	**	2025	**		**	2025		**	**	2025		**	**	2025	61%	55%	48%
2026	**	**	**	2026	**	**	**	2026	* * V	alue Area: 0	200	2026	**	**	**	2026	60%	56%	48%
0	15 dwellings 2 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	ite @(75 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per	Flats) H) dph. a. unit (intermediat		dwellings (0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	Area: One 7 Houses 8 lite @(75 DP profit: (20%) on: 50 units p.s. g gain at 1000 (rent) & £24000 per y at £1800 per	Flats) H) dph. a. unit (intermedia unit		Sustai 409 70: 30 (5 Valu dwellings 0.2 Hectare Gross Absorpt Planni y at £36000 per unit Sustainabil	unit (rent) & E22 nability at E1800 6 Affordable H 6 Godal Rent to Ini e Area: One (7 Houses 8 siste @(75 Df 5 profit: (20%) ion: 50 units p ng gain at 1009 (rent) & E24000 pe lity at £1800 pe	oper unit ousing termediate) Flats) PH) dph. a. 6 ir unit (intermediate) r unit		Value dwellings 0.2 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe	Flats) PH) dph. a. 6 r unit (intermedia r unit		dwellings 0.2 Hectare: Gross Absorpti Plannir y at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe	Flats) PH) dph. a. b. r unit (intermediate) r unit
70	40% Affo :30 (Social F	rdable Hou	sing	70	40% Affo	rdable Hou Rent to Inter	sing	7.	40% Aff	Rent to Inte	using	7/	40% Affo 0:30 (Social I	rdable Hou	ising	7.	40% Affo 0:30 (Social	rdable Hou	ising
	SHEET 1	ent to inter	mediate)		B SHEET 1	Rent to Inter	mediate)		8 SHEET 1		rmediate)	TEST	8 SHEET 1	Rent to inter	mediate)	TEST	8 SHEET 1		
1	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFOI MIDDLE	RDABLE UP
2010	A >	**	UP ▲ ▲	2010	A >	**	**	2010	A Þ	MIDDLE	UP	2010	A P	MIDDLE	**	2010	60%	51%	47%
2011 2012	* >	**	**	2011	A)	**	**	2011	A)	**	**	2011	A)	**	**	2011	60%	51% 56%	47% 50%
2013	* >	**	**	2013	* >	**	**	2013	* }	**	**	2013	* >	**	**	2013	70%	56%	50%
2014 2015	* *	4.4	**	2014	* *	4.1	**	2014	A P	**	**	2014	* P	4.4		2014	95%	57% 68%	50% 57%
2016	* *	*)	* >	2016	4+	A >	* >	2016	**	* >	* >	2016	~ ~	A.)	* >	2016	90%	67%	56%
2017 2018	4.)	4.5	A P	2017 2018	* >	A)	*)	2017	A }	A >	4)	2017	1 *	A P	4)	2017	79%	65% 63%	55% 53%
2019	* >	**	**	2019 2020	* >	**	**	2019	* >	**	**	2019 2020	4+	**		2019 2020	74%	61% 59%	52% 51%
2021	* >	**		2021	->		**	2021	A >		**	2021		**	**	2021	69% 66%	57%	49%
2022	4.4	**	**	2022 2023	4)	**	**	2022	A):	**	**	2022	4)	**	**	2022	63%	56% 54%	48% 47%
2024	**	**		2024	**	**		2024	**	**	**	2024	**	**		2024	59%	54%	47%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	58% 58%	53% 54%	47% 47%
										alue Area: (
	O dw O site Gro Abs Plannir Su Susta	ie Area: 0 vellings (0) vellings (0) vellings (0) vellings (0) verbion: 0 vorption: 0 vorption: 0 vorption to 0 verbion to 0 ve	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% tissidy at 0 inability at 0 rdable Hous 0	ilng		at £36000 per u Sustai 409 70:30 (5 Val dv O Sil Gr Al Plann S Sust	ctare site @(75) Gross profit: (20 sorption: 50 unil anning gain at 1 unit (rent) & E24 nability at £180/6 Affordable H benedicted to the social Rent to Social Rent to East (and East (an	9%) is p. a. 00% of 00%		Valu dw 0 sitt Groc Ab Planni St Susta 0% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0	sing		dw 0 sit Gri Ab Planni Si Sust 0% Affo	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing
1531 9		GREENFIELD		ILES!		INDUSTRIAL1		IEST	9 SHEET 1	INDUSTRIAL2	ı	IEST	9 SHEET 1	PDL	ı	IEST		CTION TO AFFOI	
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
3				0				0	-		-	0		-	-	0	0%	0% 0%	0% 0%
)				0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0%
	-			0	-			0		-		0	-	-	- 1	0	0%	0%	0%
,	-			0	-			0	-	-	-	0	-	-		0	0% 0%	0% 0%	0%
)	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
	-			0				0				0	-	-	-	0	0%	0%	0%
í	-			0			-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-			0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0%	0%
0	-	-		0	-			0	-	-		0		-		0	0%	0%	0%
u	-	-		U	_	_	_	J		O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0) h.) 0%	U	_	_	_	U	0.8	0.8	0.8

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ninability at 0 rdable Hous 0	sing	TECT	dwi O site Gro: Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 torption: 0 torg gain at 0% bsidy at 0 inability at 0 dable Hous	sing	TECT	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 einability at 0 rdable Hou 0	sing	TECT	dw O site Gro Abs Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing	TECT	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 ssg gain at 0% bisidy at 0 inability at 0 rdable Hour	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL2 MIDDLE) h.) 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEFT 10 SHEFT 1 SH	CTION TO AFFOR MIDDLE OF M	DABLE UP P P P P P P P P P P P P P P P P P P
	Value	Area: One) Elate)		Value	Area: One 7 Houses 8	Elate)		0% Value	Affordable Ho 0 e Area: One (7 Houses 8	using		Value dwellings	Area: One	Elate)		Value	Area: One	Elate)
Subsid	.2 Hectare s Gross Absorption Plannin by at £0 per unit in Sustainabilit 40% Affor :30 (Social I	ifte @ (75 DP profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un ty at £600 per urdable Hou Rent to Inter	H) dph. a. iii (intermediate; unit	Subsic	0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainabilit 40% Affor	ite @(75 DP profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per ur ry at £600 per rdable Hou	H) dph. a. iit (intermediate unit sing	Subsi	O.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo 0:30 (Social	site @(75 DF profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ity at £600 per ordable Hou	PH) dph. a. 6 nit (intermediate) unit using	Subsi	0.2 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabili 40% Affo D: 30 (Social F	ite @(75 DP profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £600 per rdable Hou	H) dph. a. bit (intermediate unit	Subsid	0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustainabili) 40% Affo 0:30 (Social I	ite @(75 DF profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per ur ty at £600 per rdable Hou	H) dph. a. it (intermediate) unit sing
TEST 1	11 SHEET 1	GREENFIELD		TEST	11 SHEET 1	INDUSTRIAL1	1	TEST	11 SHEET 1	INDUSTRIAL2	T	TEST	11 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010 2011	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 78% 78%	MIDDLE 63% 63%	UP 55% 56%
2012	**	*)	* >	2012	*)	* 1		2012	(*	* *	* >	2012	**	*)	*)	2012	89%	68%	59%
2013 2014	**	A >	<u> </u>	2013 2014	1 *	A P	4)	2013 2014	**	A F	A)	2013 2014	* *	A P	A)	2013 2014	91% 92%	69% 70%	60%
2015 2016	**	A)	<u> </u>	2015 2016	**	A P	A)	2015 2016	**	A):	A)	2015 2016	* *	(+	A)	2015 2016	121% 115%	83% 81%	67% 65%
2017 2018	**	*>	A >	2017 2018	* *	A >	4.)	2017 2018	**	*>	*>	2017 2018	* *	(v	*)	2017 2018	106% 98%	79% 75%	63% 61%
2019 2020	**	A)	A)	2019 2020	(v	A)	4)	2019	4.4	A)	A)	2019 2020	* *	A)	A)	2019	91% 84%	72% 70%	59% 58%
2021	A)	*)	*)	2021	A)		A >	2021	A P		*)	2021	(v	4.1	4.1	2021	79% 75%	67% 65%	56% 54%
2023	* }	**	**	2023	4)	**	**	2023	* >	**		2023	A }	• •	**	2023	71%	63%	53%
2024 2025 2026	* >	**	**	2024 2025 2026	* >	**	**	2024 2025 2026	* >	**	**	2024 2025 2026	* >	**	**	2024 2025 2026	69% 68% 68%	62% 61% 62%	52% 52% 52%
α	15 dwellings 2 Hectare s Gross	Area: One (7 Houses 8 ite @(75 DP profit: (20%) on: 50 units p.8	B Flats) H) dph.	C	dwellings (0.2 Hectare s Gross	Area: One 7 Houses 8 Ite @ (75 DP profit: (20%) in: 50 units p.	Flats) H) dph.		Abs Abs Sidy at £0 per Sustai 40% 70:30 (S Value dwellings 0.2 Hectare s Gross	Affordable Hocial Rent to Intel Area: One (7 Houses 8	(%) Is p.a. Is p.a. Is p.a. Is p.a. Is p.a. Is p.a. Is per unit (interme per unit pusiing per unit (intermediate) Is p.a. Is p		dwellings (0.2 Hectare s Gross	Area: One 7 Houses 8 ite @(75 DP profit: (20%) on: 50 units p.	Flats) H) dph.		dwellings (0.2 Hectare s Gross	• Area: One 7. Houses 8 1tte @ (75 DF profit: (20%) on: 50 units p.	Flats) H) dph.
Submin	Plannin	g gain at 100% (rent) & £0 per un		Subvir		gain at 100%) Subei		g gain at 1009	6	Subsi		gain at 100%	5) Suboid	Plannin y at £0 per unit (r	g gain at 100%	
	Sustainabi	lity at £0 per u	ınit	Lucat	Sustainabil	ity at £0 per u rdable Hou	nit	Junisi	Sustainab	ility at £0 per or ordable Hou	unit		Sustainabi	lity at £0 per u rdable Hou	ınit		Sustainabi	lity at £0 per u rdable Hou	nit
		Rent to Inter			:30 (Social F):30 (Social 12 SHEET 1				0:30 (Social F 12 SHEET 1				0:30 (Social I		
		GREENFIELD	UP			INDUSTRIAL1	UP			INDUSTRIAL2 MIDDLE	UP			PDL MIDDLE	UP		REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	**	**	2010	DOWN	MIDDLE	**	2010	77%	62%	55%
2011 2012	**	**	**	2011 2012	A >	**	**	2011	4 ¥	**	**	2011 2012	4 ¥	**	**	2011	78% 88%	62% 67%	55% 59%
2013 2014	**	A)	4)	2013 2014	1 *	A)	* *	2013	(+	4)	4)	2013 2014	••	A)	4)	2013	90% 90%	69% 69%	60%
2015 2016	**	A)	**	2015	**	A)	A)	2015	••	A)	*)	2015	~ ~	(▼	* >	2015	119% 113%	82%	66%
2017	**	*>	A }	2017	**	* >		2017	**	A >	* >	2016 2017	**	(+	A >	2017	105%	80% 78%	63%
2018 2019	**	*>	* >	2018 2019	**	A >	* >	2018	(*	A >	*>	2018 2019	**	* >	* >	2018 2019	97% 90%	75% 72%	61% 59%
2020 2021	A)	* >	.,	2020	A)	.,	.,	2020	A)	A)	.,	2020 2021	4.4	* *	* *	2020	84% 78%	69% 67%	57% 56%
2022	A }	**	**	2022	* >	**	**	2022	* }	**	**	2022	A P	**	**	2022	74%	64%	54%
2023 2024	**	**	**	2023	* >	**	**	2023	**	**	**	2023 2024	A >	**	**	2023	71% 69%	62% 62%	53% 52%
2025	A):	**	**	2025	A)	**	**	2025	A P	**	**	2025	A)	**	**	2025	68%	61%	52% 52%
2026		**	**	2026		**	**		Va 15 dwe 0.2 Hec 0 Abs Pts sidy at E0 per u Susta 40%	ellings (7 House: tare site @(75 l Gross profit: (20 orption: 50 unit unning gain at 1	Dne s 8 Flats) DPH) dph. (%) Is p.a. 00% per unit (interme		A)		**	2026	0/%	62%	32%

O	5 dwellings 2 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	Area: One (7 Houses & ite @(75 DP profit: (20%) on: 50 units p.& g gain at 100% rent) & £0 per un t £1800 per rdable Hou Rent to Inter	Flats) H) dph. a. it (intermediate unit sing) Subsic	dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	Flats) H) dph. i. it (intermediate unit sing	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	e Area: One (7 Houses 8 Site @(75 Df s profit: (20%) lon: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 per Ordable Hou Rent to Inte	Flats) PH) dph. a. 6 init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	Flats) H) dph. a. hit (intermediate or unit disting)) Subsid	dwellings (0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	H) dph. i. it (intermediate) unit sing
TEST 1	3 SHEET 1		mediate		13 SHEET 1		mediate)		13 SHEET 1		mediate)		13 SHEET 1		mediate)		13 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	+	DOWN	MIDDLE	DABLE
2010	* >	**	**	2010	* >	**	**	2010	* >	**	**	2010	4 🕶	* *	**	2010	70%	55%	48%
2011 2012	A >	**		2011	A)	**	**	2011	A)	**	**	2011	* *	**	**	2011	70%	55% 60%	48% 52%
2013	••	**	**	2013	* >	**	**	2013	* >	**	**	2013	••	**	**	2013	82%	61%	52%
2014 2015	* >	4.4	**	2014	* >	**	**	2014	* *	4.4		2014		**	4.)	2014	82% 109%	62%	52% 58%
2016		*)		2016		A >	*)	2016	**	A P	*)	2016		A >	*)	2016	103%	72%	57%
2017	**	*)	* >	2017	* *	* >	A)	2017	**	A):	* >	2017	**	* >	* >	2017	95%	69%	55%
2018 2019	A)	4.)	*)	2018 2019	A)	A P	A)	2018	A)	A >	A)	2018	4.4	A P	4)	2018	80%	66% 63%	53% 51%
2020	* >	**	**	2020	* >	**	**	2020	A F	**	**	2020	A >	**	**	2020	75%	61%	50%
2021 2022	4 >	**	**	2021 2022	* >	**	**	2021	A P	**	**	2021	A >	**	**	2021 2022	70% 66%	59% 56%	48% 47%
2022	A >			2022	4)	**	**	2022	A P	**	**	2022		**	**	2023	62%	54%	45%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	* *	2024	61%	54%	45%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	60% 59%	53% 54%	45% 45%
								Sut	15 dw 0.2 Hec (Abs Pi sidy at E0 per u Sustail 40% 50:50 (S	ellings (7 House: ctare site @(75 i Gross profit: (20 sorption: 50 unii anning gain at 1 unit (rent) & E0 j nability at £1800 6 Affordable He social Rent to Ini	s 8 Flats) DPH) dph. %) s p.a. DOW over unit (interm over unit ousing ermediate)	ediate)							
0	5 dwellings 2 Hectare s Gross Absorption	Area: One (7 Houses 8 ite @(75 DP profit: (20%) on: 50 units p.a g gain at 100%	B Flats) H) dph.		dwellings (0.2 Hectare s Gross Absorptio Planning	profit: (20%) in: 50 units p.a gain at 100%	Flats) H) dph. a.		dwellings 0.2 Hectare : Gross Absorpt Plannir	e Area: One (7 Houses 8 site @(75 Df s profit: (20%) ion: 50 units p. ng gain at 1009	Flats) PH) dph. a.		dwellings 0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	Flats) H) dph.		dwellings (0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%	Flats) H) dph. a.
0:	Sustainabilit 40% Affo	rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	unit sing	0:	dy at £0 per unit (Sustainability 40% Affor 100 (Social F 14 SHEET 1	y at £1800 per rdable Hou	unit sing	0:	Sustainabili 40% Affe	(rent) & £0 per u ty at £1800 per ordable Hou Rent to Inte	r unit Jsing	0:	Sustainabilit 40% Affo : 100 (Social I	ty at £1800 per ordable Hou	unit Ising	0	Sustainabilit 40% Affo :100 (Social I	y at £1800 per rdable Hou	unit s ing mediate)
	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010 2011	44% 45%	33% 34%	29% 29%
2012	* >	**	**	2012	* >	**	**	2012	A F	**		2012	A >	**	**	2012	52%	37%	31%
013 014	A }	**	**	2013 2014	A)	**	**	2013 2014	A):	**	**	2013 2014	A >	**	**	2013 2014	53% 52%	38% 38%	31% 31%
015	* >	**	* *	2015	* >	**	**	2015	A F	**	**	2015	4 🕶	**	**	2015	69%	46%	35%
016 017	* >	**	**	2016 2017	* *	**	**	2016	A }	**	**	2016	A >	**	**	2016 2017	66%	45% 42%	34% 32%
018	4)	**		2017	4)	**	**	2017	A)	**	**	2017	A P	**	**	2017	55%	42%	32%
19	* >	**	**	2019	* >	**	**	2019	* >	**	**	2019	* >	**	**	2019	50%	38%	30%
020 021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020	**	**	**	2020 2021	46% 43%	36% 35%	28% 27%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	40%	33%	26%
123	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	37% 37%	32% 32%	25%
024 025		**		2024	**	**	**	2024		**	**	2024		**	**	2024	36%	32%	25% 25%
026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	36%	32%	25%
		ue Area: 0			Valu	e Area: 0		Sut	15 dw 0.2 Hec 0.2 Hec 0.2 Hec 10.2 Hec 10.2 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 15.0 Hec 16.0 Hec	ellings (7 House: ctare site @(75 l Gross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & E0 l nability at £1800 5 Affordable He locial Rent to Ini- ue Area: 0	s 8 Flats) OPH) dph. %) s p.a. 00% per unit (interm per unit	ediate)		ue Area: 0			Val	ue Area: 0	
	O site Gro Ab: Plannii Su Susta	vellings (0) a @(0) dph. as profit: 0 aorption: 0 ang gain at 0% absidy at 0 inability at 0 rdable Hous	sing		Gro: Abs Plannir Su Susta	ellings (0) (a) (0) dph. (b) dph. (c) dph. (c) dp dph. (c) dp gain at 0% (c) dp dph. (c) dable House	ing		O sit Gn At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou	sing		O site Gro Ab Planni Su Susta	e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elbsidy at 0 endable House	sing
TEST 1	5 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
r	DOM:	GREENFIELD	100	4	pour.	INDUSTRIAL1		4	pour.	INDUSTRIAL2		4	pour:	PDL MIDDLE		4		CTION TO AFFOR	
ŀ	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
				0		-	-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
		-		ő	-	-	-	ō	-		-	ō		-	-	o o	0%	0%	0%
	-			0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
				o				o				0				o	0%	0%	0%
		-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
	-			0		-	-	0				0		-	-	0	0%	0%	0% 0%
		-		0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
				0		-	-	0	-			0	-	-	-	0	0% 0%	0% 0%	0% 0%
				0				0				0				0	0%	0%	0%
				0		-		0		-	-	0		-	-	0	0% 0%	0%	0% 0%
		-		o	-	-	-	0	-	-	-	0	-	-	-	o	0%	0%	0%
									F	O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) n.) 0%								

Subsi	15 dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) profit: (25%) pn: 50 units p. g gain at 100% (rent) & £0 per u ry at £1800 per profable Hou	B Flats) PH) dph. a. bit (intermedia r unit	te) Subs	dwellings (0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou	Flats) H) dph. a. hit (intermediate unit unit unit unit unit unit unit unit	e) Subs	dwellings 0.2 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	Subsi	dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per us by at £1800 per prdable Hou	Flats) H) dph. a. hit (intermediate unit	e) Subsid	dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £1800 per prodable Hou	Flats) PH) dph. a. 6 nit (intermediate) r unit using
	16 SHEET 1			TEST	16 SHEET 1				16 SHEET 1		,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	TEST	16 SHEET 1			TEST	16 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011		4.)	A)	2010	A >	A)	4.)	2010	4.4	A)		2010		A >	A >	2010	85% 86%	65% 65%	57% 57%
2012	~ ~		* >	2012	* *	* >		2012	* *		. >	2012	~ ~	A >		2012	102% 104%	72%	62%
2013 2014	**	A >	A)	2013	**	A >	A)	2013 2014	**	A >	*)	2013	**	A >	A >	2013	104%	74% 75%	62% 62%
2015 2016	••	••	A)	2015 2016	••	4+	4)	2015 2016	**		4)	2015 2016	••	••	A)	2015 2016	148%	91%	70% 69%
2017		(*	4)	2017	**	4)	4)	2017	**	A)	4)	2017		**	*)	2017	125%	86%	67%
2018		A }	A)	2018	**	A)	A }	2018	* *	A }	A)	2018			A >	2018	113% 103%	81% 78%	64% 62%
2020	~ ~		* >	2020	* *	A >		2020	* *	.,	. >	2020	~ ~	A >	A >	2020	94%	74%	60%
2021 2022	4 ¥	* >	A)	2021 2022	* >	A)	A)	2021	A }	A >	A >	2021 2022	(+	A >	A >	2021 2022	81%	68%	58% 56%
2023 2024	<u> </u>	* *		2023	A >	4.4	4.1	2023	A P	* *	*)	2023 2024	A F	A >	4)	2023 2024	76% 74%	66% 65%	54% 54%
2025	A P	**	**	2025	* >		**	2025	A F	**		2025	A >	**	**	2025	73%	64%	53%
2026	* >	**	**	2026	* >	**	**	2026	V:	alue Area:	ne **	2026	* >	**	**	2026	72%	65%	53%
	15 dwellings 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i	ite @(75 DF profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	B Flats) PH) dph. a. 6 nit (intermedia		dwellings (0.2 Hectare s Gross Absorpti Plannin idv at £0 per unit (profit: (17%) on: 50 units p.a g gain at 100% frent) & £0 per un	Flats) 'H) dph. a. bit (intermediat		Absorpt Plannir idy at £0 per unit of the process o	nability at £180 6 Affordable Hocial Rent to In e Area: One (7 Houses & Site @(75 Di s profit: (17%) Ion: 50 units p ng gain at 1009 (rent) & £0 per u	is p.a. 00% per unit (interm per unit pusing termediate) Flats) PH) dph. a. 6 nit (intermediate)		dwellings 0.2 Hectare s Gross Absorpti Plannin idv at £0 per unit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per un	Flats) 'H) dph. a. bit (intermediate		dwellings 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (profit: (17%) on: 50 units p g gain at 1009 rent) & £0 per u	Flats) PH) dph. a. 6 nit (intermediate)
	Sustainabilit	y at £1800 pe rdable Hou	r unit		Sustainabilit	y at £1800 per rdable Hou	unit		Sustainabili 40% Affe	ty at £1800 pe ordable Ho	r unit usina		Sustainabilit	y at £1800 per ordable Hou	unit		Sustainabili	y at £1800 pe rdable Hou	r unit usina
70	0:30 (Social I			71	0:30 (Social I			71	0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inter	mediate)	70	0:30 (Social		
TEST	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1 REDU	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 76%	MIDDLE 62%	UP 55%
2011	* }	**	**	2011	A >		**	2011	A F	**		2011	4 =	**	**	2011	77%	62%	55%
2012 2013	(v	**		2012	* >	4.1	* *	2012	4 ¥	**	**	2012		A >	**	2012	87% 89%	67% 68%	59% 59%
2014 2015	**	.,	A F	2014	* >	* >	.)	2014		4.)	.,	2014	**	A >	.)	2014	89%	69%	59%
2016		*>	A)	2016	**	*>	4.)	2016	* *	A >	A >	2015 2016	· ·	(*	* >	2016	110%	81%	66% 65%
2017 2018	••	A >	A)	2017	••	A)	A)	2017	**	A)	A)	2017	**	A >	A >	2017	102%	77% 74%	63% 61%
2019	1.	* >	A >	2019		4)	4)	2019	A P	4)	4)	2019	~ ~	A >	A >	2019	89%	71%	59%
2020 2021	A P	A >		2020	A >	4.4	* *	2020	A >	**	* * *	2020	(v	A }	4)	2020	83% 78%	69% 66%	57% 56%
2022	A F	**	**	2022	* >			2022	A P	**	**	2022	A >	**	**	2022	74%	64%	54%
2023 2024	A P	**	**	2023 2024	* >	**	**	2023 2024	A F	**	**	2023 2024	A }	**	**	2023 2024	70% 69%	62% 62%	53% 52%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	67% 67%	61% 61%	52% 52%
	0 dv 0 site Gro Ab Planni	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%		Sul	0.2 Her Ab pi osidy at E0 per u Sustaii 40% 70:30 (\$ Val dy 0 sit Gr At	nability at £180 6 Affordable H locial Rent to In ue Area: 0 wellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0%	DPH) dph. %6) \$6) \$6. p.a. 00% per unit (interm 0 per unit busing termediate)	ediate)	dw O site Gro Ab Planni	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ong gain at 0%	
	Su	ibsidy at 0 inability at 0			Su	bsidy at 0 inability at 0			s	ubsidy at 0 ainability at 0			Su	ubsidy at 0 ainability at 0			St	ibsidy at 0 inability at 0	
		rdable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			rdable Hou	sing
TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	4	REDU DOWN	MIDDLE	RDABLE UP
0	-	wildle -	UP -	0	- DOWN	miDDLE	UP	0	-	miDDLE	UP -	0	- DOWN	mic/DLE	- -	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o	-		-	0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
0	-	-	-	0	-		-	0	-		-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0%	0%	0%
0	-	-		0				0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0				0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-		-	0		-	-	0	-	-	-	0	0%	0% 0%	0%
0	-			0				0	-	ļ		0				0	0%	0%	0%
									F	O dwellings (0 o site @(0) dp Gross profit: (Absorption: Calanning gain at Subsidy at 0 Sustainability a Affordable Ho) h.) 0%								

Valu	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
0 dv	wellings (0)			dw	ellings (0)			dv	vellings (0)			dw	rellings (0)			dw	ellings (0)	
	e @(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	oss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			At	sorption: 0 ing gain at 0%				sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%	
	ubsidy at 0%				ng gain at 0% ibsidy at 0				ubsidy at 0%				ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0	
Suct	ainability at 0			Sucto	inability at 0			Suct	ainability at 0			Suct	ainability at 0			Susta	inability at 0	
0% Affo	rdable Hou	sing			dable Hous	ing			rdable Hou	sing			rdable Hous	sing			dable Hous	ing
T 19 SHEET 1	0		TECT 4	9 SHEET 1	0		TECT	19 SHEET 1	0		TECT	19 SHEET 1	0		TECT	19 SHEET 1	0	
	GREENFIELD		IESI I		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	,	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
	-		0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
			0				0				0				ő	0%	0%	0%
_		-	0		-		0		-	-	0	-	-		0	0%	0%	0%
_	-	-	0		-		o	-	-	-	0	-	-		0	0%	0%	0%
-	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	_	_	0		_	-	0	_	_	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-		0	-	-	-	0		-		0	0%	0% 0%	0% 0%
		-	,				0				0		-		-0	0%	0%	0%
			ő			-	0				0		-		-0	0%	0%	0%
			0				0				0				0	0%	0%	0%
			o o				0				0				o	0%	0%	0%
			0				o				0				0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
Vali	ue Area: 0			Vale	ıe Area: 0			0%	Subsidy at 0 Sustainability at Affordable Ho									
	wellings (0)			dw	ellings (0)			dv	ue Area: 0 vellings (0)			dw	ue Area: 0 rellings (0)			dwe	ellings (0)	
0 site	wellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 sit	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 site	wellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	vellings (0) e @(0) dph. oss profit: 0			dw 0 sit	rellings (0) e @(0) dph. oss profit: 0			dw O site Gro	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Ab	wellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dwo O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
0 site Gro Ab Planni	wellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0%			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dwi O site Gro: Abs Plannir	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0%	
O site Gro Ab Planni Su	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab: Plannii Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gn At Plann S	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dw O site Gro: Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
O site Gro Ab Planni Su Susta	wellings (0) e @(0) dph. oss profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 einability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou:	sing		dw O sit Gre Ab Planni Si Sust	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 anability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elistidy at 0 erdable Hous	sing
O site Gro Ab Planni Su Susta O% Affoi	wellings (0) e @(0) dph. oss profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0	sing	TECT	dwi O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
O site Gro Ab Planni Su Susta 0% Affo i	wellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous	sing	TEST 2	dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST	dw O sit Gre Ab Planni Si Sust	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 alinability at 0 rdable Hous 0	sing	TEST	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous	
0 site Gro Abb Planni Su Susta 0% Affoi	wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ong gain at 0% obsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dw 0 sit Gr At Plann S Sust 0% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	rellings (0) e @(0) dph. uss profit: 0 uss profit: 0 us gain at 0% ubsidy at 0 ulanability at 0 rdable Hous 0		TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
O site Gro Ab Planni Su Susta 0% Affo i	wellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous	sing UP	TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	0	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	rellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 alinability at 0 rdable Hous 0	sing UP	TEST:	dwi O site Gro- Abs Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O site Gro Ab Planni Su Suste O% Affor 20 SHEET 1	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	TEST	O Sittle Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% usbidy at 0 ainability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw 0 sit in the control of the contr	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST:	O site of the control	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
O site Grow Ab Planni St. Sussiste O'% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ong gain at 0% obsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0	dw 0 sit Gr At Plann S Sust 0% Affo	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw 0 sit of sit	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% uibsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST:	dw. O sitte Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O site Gro Ab Planni Su Suste O% Affor 20 SHEET 1	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	O Sittle Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% usbidy at 0 ainability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0	dw 0 sit in the control of the contr	rellings (0) @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST :	dw. O site Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O site Grow Ab Planni St. Sussiste O'% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	0 0 0 0	dw O site Gro Ab: Planni Su Susta O% Affor DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	O Sittle Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0	dw O sit the Control of Control o	rellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST:	dw. O site Grov Abs Plannir Su Susta O% Affor PREDUC DOWN O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O site Gro Ab Planni St. Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hour 0 GREENFIELD MIDDLE	UP	TEST 2	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	dv O sitt in Grand At Plann S Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro- Abs Plannir Su Sustato O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O Sitt Gree Ab Planni St Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Affor O% Affor DOWN O% O%	ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O site Gro Ab Planni St. Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt in Grand At Plann S Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro. Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ggain at 0% biskly at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O Sitt Gree Ab Planni S Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Affor O% Affor DOWN O% O%	ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sitt Gree Ab Planni S Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw. O site Gro- Abs Plannir Sus Wash O% Affor 20 SHEET 1 PCDU DOWN O%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0% bisidy at 0 inability at 0 "dable Hous 0 O"CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O sitt Gree Ab Planni St Suste O% Affoi 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor PO SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt of the control of the cont	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw. O site Giro Abs Plannir Sut Sut Sut O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 o CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sittle Gre Ab Planni St Su Suster O% Affor 20 SHEET 1 DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 aniability at 0 created House 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of Size of	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0	dv O sist Gr At Plann S S S O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 anability at 0 insubsidy at 0 ins	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	rellings (0) e a @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dph. sss profit: 0 sorption: 0 dph. sss profit: 0 dph. ss	UP	TEST :	O sileties Groot G	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site of control of c	wellings (0) e e @(0) dph. bss profit: 0 sorption to graph at 0% abaddy at 0 anability at 0 anability at 0 green to graph at 0% anability at 0 graph at 0% anability at 0 green to graph at 0% anability at 0 graph at 0% anability	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist Grand At At Plann At	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubridy at 0 ing gain at 0 ing gain at 0% ubridy at 0 ing gain at 0 ing ga	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sabdly at 0 ng agin at 0% sabdly at 0 nabality at 0 ndbot 0 nbot 10 nbo	UP	TEST:	O site in the control of the control	ellings (0) = @ (0) qhr. ss profit: 0 sorption: 0 and gain at 0% biskly at 0 ng gain at 0% biskly at 0 diability at 0 diability at 0 minubility at 0 minubility at 0 of diability at 0 of diabil	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site of control of c	wellings (0) e e @(0) dph. bss profit: 0 sorption to graph at 0% abaddy at 0 anability at 0 anability at 0 green to graph at 0% anability at 0 graph at 0% anability at 0 green to graph at 0% anability at 0 graph at 0% anability	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist Grand At At Plann At	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubridy at 0 ing gain at 0 ing gain at 0% ubridy at 0 ing gain at 0 ing ga	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 0% sabdly at 0 ng agin at 0% sabdly at 0 nabality at 0 ndbot 0 nbot 10 nbo	UP	TEST:	O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O sitt Grand Ab Plannin St. St. Sustate O'% Afford Communication Communi	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% saidy at 0 narability at 0	UP	0 0 0 0 0 0 0 0	dw O slitch of the control of the co	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% backy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sits of Control o	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing pain at 0% ubsidy at 0 ing pain at 0 ing pa	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) = @(0) dph. ssprofit: 0 sorption: 0 ng agin at 6 stady at 0 stady at 0 stady at 10 stady	UP	TEST:	O Sile Sile Sile Sile Sile Sile Sile Sile	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sitt Grand Ab Plannin St. St. Sustate of Control of C	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 lph. sss profit: 0 sorption: 0 lph. sss profit: 0 lph. sss profi	UP	0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O siti Gr Gr At Plann S S Sust O'8 Affo DOWN	vellings (0) e e @(0) dph. sssprings (1) e e @(0) dph. sssprings (1) e sssprings (1) e e e e e e e e e e e e e e e e e e e	UP	TEST	dw O sit in Grid Africa Control Contro	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng agin at 0% sssly at 0 ng agin at 0 ng	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sitt Grand Ab Plannin St. St. Sustaint St.	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 lph. sss profit: 0 sorption: 0 lph. sss profit: 0 lph. sss profi	UP	0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable Hous 0 INDUSTRUL! INDUSTRUL!	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At In Plann S Sust Sust O' Marie DOWN	vellings (0) e e @(0) dph. sssprings (0) e e @(0) dph. sssprings (0) e e @(0) dph. sssprings (0) e e e e e e e e e e e e e e e e e e e	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	rellings (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O sitted of sitt	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 lph. sss profit: 0 sorption: 0 lph. sss profit: 0 lph. sss profi	UP	0 0 0 0 0 0 0 0	dw O slite of Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable Hous 0 INDUSTRUL! INDUSTRUL!	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At In	vellings (o) e e @(0) dph. sssprints (o) e e @(0) dph. sssprints (o) sssprints (o) e sprints (o) e e e e e e e e e e e e e e e e e e e	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Attack of the Control of the Contr	rellings (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0) dph. ssprints (0) = @(0	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 9 - Sensitivity Testing

Subsid	50 dwelli 46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabilit 30% Affo	e Area: One ings (50 Fla site @(120 Dl profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un by at £1800 per profable Hou	nts) PH) dph. a. iit (intermediate unit) Subsii	50 dwelli 46 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. it (intermediate unit sing) Subsi	50 dwell 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	e Area: One lings (50 Fl site @(120 E s profit: (20%) lon: 50 units p. ag gain at 1009 (rent) & £0 per u ty at £1800 pe	ats) DPH) dph. .a6 init (intermediate unit	e) Subsi	50 dwell .46 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili 30% Affo	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ats) DPH) dpha. 6 Init (intermediate or unit) Subsid	50 dwelli 46 Hectare s Grossi Absorpti Plannin y at E0 per unit (i Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 1009 ent) & £0 per u y at £1800 pe rdable Hou	ats) PH) dph. a. bit (intermediate runit
	:30 (Social I	Rent to Inter	mediate)):30 (Social F 1 SHEET 1	ent to Inter	mediate)		1 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 1 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 1 SHEET 1	Rent to Inte	mediate)
.51	SHEET I	GREENFIELD		IESI	I SHEET I	INDUSTRIAL1		IESI	I SHEET I	INDUSTRIAL2		IESI	I SHEET I	PDL		IESI		CTION TO AFFOI	RDABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 69%	MIDDLE 48%	UP 41%
11	*)	**	**	2011	A)	**	**	2011	A P	**	**	2011	**	**	**	2011	77%	51%	43%
12	**	**	**	2012	4.4	**	**	2012	**	**	**	2012	* *	**	**	2012	88%	55%	45%
13 14		**	**	2013	**	**	**	2013		**	**	2013		**		2013	91% 115%	56% 64%	45% 48%
15	**	* >	* >	2015	~~	* >	* >	2015	**	A >	* >	2015	**	4.4	A >	2015	157%	73%	52%
16	**	* >	* *	2016	**	* >		2016	**	A.):		2016	**	A P	* >	2016	136%	71%	50%
17 18		A)	*)	2017	**	A >	A)	2017		A }	A)	2017	**	A)	4)	2017	96%	62%	48% 46%
19	4.4	**	**	2019	* >	**	**	2019	A >	**	**	2019	• •	**		2019	84%	58%	44%
20 21	.,	**	**	2020	.,	**	**	2020	A)	**	**	2020	4 +	**	**	2020 2021	74%	55% 52%	42% 40%
22	* >	**		2021	A)	**	**	2021	4)	**	**	2021	A >	**	**	2022	61%	49%	39%
23	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	57%	48%	38%
24 25	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	55% 54%	47% 47%	38% 37%
26	**	**		2026	**	**	**	2026		**	**	2026				2026	54%	48%	37%
	50 dwelli 46 Hectare s Gross Absorpti Plannin y at £0 per unit i Sustainabilit	P Area: Une ings (50 Ha site @(120 Di profit: (20%) on: 30 units p.a. g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	PH) dph. a. iit (intermediate unit		50 dwelli 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 30 units p.a i gain at 100%	PH) dph. it (intermediate unit	O.	70:30 (S Value 50 dwell 46 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili	unit (rent) & £0 nability at £1800 & £1800 do £1800 do £1800 do £1800 do £1800 do £1800 do £1800 per unitable Household & £1800 per unitable & £1800 per	ousing termediate) ats) DPH) dph. .a. .a. unit (intermediate er unit	0	50 dwell .46 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) ion: 30 units p. ig gain at 1009	ats) DPH) dph. .a. 6 nit (intermediate r unit		50 dwelli 46 Hectare S Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 30 units p. g gain at 1009	ats) PPH) dph. a. bit (intermediate
70	:30% And	Rent to Inter	mediate)	70	30% And 30 (Social F	ent to Inter	mediate)	70	30% And 30 (Social	Rent to Inte	rmediate)	70	0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inte	mediate)
ST 2	SHEET 1			TEST	2 SHEET 1			TEST	2 SHEET 1			TEST	2 SHEET 1			TEST	2 SHEET 1		
í	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	RDABLE UP
10	A P	MIDDLE	UP	2010	* >	MIDDLE	* *	2010	A P	MIDDLE	UP ▲ ▲	2010	DOWN	MIDDLE	* *	2010	71%	49%	42%
1 2	(*	**	**	2011	*)	**	**	2011	* >	**	**	2011	* *	**	**	2011	80%	52%	44%
3		**	**	2012	**	**		2012		**		2012	**	**		2012	90%	56% 59%	45% 46%
4	**	* >	* >	2014	• •	A >	A >	2014	**	A.):	A >	2014	**	A >	* >	2014	128%	67%	49%
5 6	**	* >	* *	2015	**	* >		2015	**	A.):		2015	**	4.0	A >	2015 2016	147%	72%	51%
7		A)	*)	2016	**	* >	* >	2016		A >	4)	2016	**	4)	*)	2016	128%	65%	49% 47%
В	**	*>	* >	2018	• •	*	* >	2018		A.)	*	2018	**	A >	* >	2018	91%	60%	45%
9	<u> </u>	**	**	2019	4)	**	**	2019	A P	**	**	2019	~ v	**	**	2019 2020	79%	57% 54%	43% 41%
,	*)			2020	4)	**	**	2020	4)	**	**	2020	A P		**	2020	64%	51%	41%
2	* >	**	**	2022	*>	**	**	2022	* >	**	**	2022	* >	**	**	2022	59%	49%	39%
3	**	**		2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	56% 55%	48% 47%	38% 38%
5		**		2025	**		**	2025		**	**	2025	**	**		2025	54%	47%	37%
3	**	**	**	2026	**	**	**	2026	**	alue Area: 0	••	2026	**	**	**	2026	53%	48%	37%
	50 dwelli 46 Hectare s Gross Absorpti Plannin y at £0 per unit i Sustainabilit	e Area: One ings (50 Fla site @(120%) on: 70 units p.a g gain at 100% (rent) a £0 per un y at £1800 per	its) PH) dph. a. it (intermediate unit		50 dwelli 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 70 units p.a gain at 100% rent) & £0 per ur y at £1800 per	its) PH) dph. a. it (intermediate unit	0.	Absorption of the survival of	ctare site @(120 Srors) profit: (20 Srors) profit:	9%) ts p.a. 00% per unit (interm 0 per unit ousing termediate) ats) OPH) dph. a. % with tintermediate	0	50 dwell .46 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili	s profit: (20%) ion: 70 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe	ats) DPH) dph. .a. 6 nit (intermediate r unit		50 dwelli 46 Hectare s Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p. g gain at 1009 ent) & £0 per u y at £1800 pe	ats) PPH) dph. a. bit (intermediate unit
70	:30 (Social I	rdable Hou Rent to Inter	sing mediate)	70):30 (Social F	rdable Hou lent to Inter	sing mediate)		0:30 (Social	Rent to Inte	rmediate)		0:30 (Social	Rent to Inte	rmediate)	70	D:30 (Social I	rdable Hou Rent to Inte	rmediate)
T 3	SHEET 1	GREENFIELD		TEST	3 SHEET 1	INDUSTRIAL1			3 SHEET 1	INDUSTRIAL2			3 SHEET 1	PDL		TEST	3 SHEET 1	CTION TO AFFOI	
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
'		**		2010 2011	4)	**	**	2010 2011	4)	**	**	2010	1.	**	**	2011	70% 75%	49% 51%	41% 42%
2	**	**	**	2012 2013	(•	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	89% 93%	55% 57%	45% 46%
ı	**	* >	**	2014	**	* >	*)	2014	~ ~	A >	* * *	2014	**	A >	->	2014	111%	62%	48%
	**	A)	A)	2015 2016	* *	A)	4)	2015 2016	**	A)	A)	2015	* * *	(*	A)	2015 2016	169% 145%	75%	53% 51%
	**	A >	A >	2017	**	A P	* >	2017	~ ~	A >	A >	2017	~ ~	A >	.,	2017	121%	68%	49%
	**	*)	*)	2018 2019	* *	* *	4)	2018 2019	(v	44	4)	2018	**	4)	* *	2018 2019	101% 87%	64% 59%	47% 45%
	A)	**		2020	4)	**	**	2020	41	**	**	2020	(v	**	**	2020	87% 77%	56%	43%
	*)	**	**	2021 2022	*)	**	**	2021 2022	A }	**	**	2021	A):	**	**	2021 2022	68% 62%	53% 50%	41% 40%
	**	* *	**	2023	**	* *	**	2023	**	**	**	2023	* *	* *	**	2023	58%	48%	38%
	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024 2025	56% 54%	48% 47%	38% 38%
	**	**	- 11	2026	**	**	**	2026	* *	**	**	2026	**		**	2026	54%	48%	38%
								Sub	50 0.46 Hec (Abs Pla isidy at E0 per u Sustain 30%	dwellings (50 dwellings (50 ctare site @(120 sorption: 70 unit anning gain at 1 unit (rent) & E0 nability at £1800 6 Affordable He	Flats) DPH) dph. DPH) dph. Sp.a. D9% per unit (intermore unit ousing	nediate)							

	50 dwelli 46 Hectare s Gross Absorpti Plannir by at £0 per unit i Sustalnabilit	e Area: One ngs (50 Flatite @(120 D profit: (20%) on: 50 units p.: ng gain at 50% (rent) & £0 per ur y at £1800 per	its) PH) dph. a. iit (intermediate unit		dwelling 46 Hectare s Gross Absorption Planning dy at £0 per unit (in Sustainability	profit: (20%) in: 50 units p.a g gain at 50% rent) & £0 per un y at £1800 per	s) PH) dph. a. it (intermediate unit		dwellir 46 Hectare : Gross Absorpti Plannii dy at £0 per unit Sustainabili	e Area: One ngs (50 Flat site @(120 E s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £180 pe	ts) DPH) dph. a. nit (intermediate		dwellir 46 Hectare s Gross Absorpti Plannii idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u tv at £1800 per	ts) DPH) dph. a. nit (intermediate		dwellir .46 Hectare s Gross Absorpti Plannir y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.ong gain at 50% rent) & £0 per units at £1800 per	s) PH) dph. a. iit (intermediate
	:30 (Social I	rdable Hou Rent to Inter	sing mediate)		:30 (Social F	rdable Hou lent to Inter			:30 (Social	rdable Hou Rent to Inte	rmediate)		D: 30 (Social	rdable Hou Rent to Inter	rmediate)		0:30 (Social	ordable Hou Rent to Inter	mediate)
EST 4	SHEET 1	GREENFIELD		TEST -	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDU	CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 66%	MIDDLE 47%	UP 40%
011	A }	**	**	2011	* >	**	**	2011	A F	**	**	2011	4 *	**	**	2011	72%	50%	42%
112 113	**	**	**	2012	A)	**	**	2012	4 P		**	2012	**	**	**	2012	82% 84%	53% 54%	44% 44%
14	**	* >	* >	2014	**	* >		2014	~ ~	* >	.,	2014	**	A >	. >	2014	105%	61%	47%
15 16		A)	A)	2015	**	A)	A)	2015	**	A)	A)	2015 2016	**	A)	.,	2015	136%	69%	50% 49%
17	~ ~	* >	* >	2017	**	* >		2017	~ ~	* >	.,	2017	**	A >		2017	103% 89%	63%	47%
18 19	* *	**	**	2018	4.7	**	**	2018	~ ·	**	**	2018		**	**	2018	89% 78%	59% 56%	45% 43%
0.	* >	**	**	2020	* >	**	**	2020	A >	**	**	2020	* >	**	**	2020	70%	53%	41%
12	* >	**	**	2021	4.5	**	**	2021	**	**	**	2021	* *	**	**	2021	63% 58%	50% 48%	40% 38%
23	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	55%	47%	38%
24 25	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	53% 52%	46% 46%	37% 37%
26	**	**	**	2026	**	**	**	2026	**	AA alue Area: 0	**	2026	**	**	••	2026	52%	47%	37%
	50 dwelli 46 Hectare s Gross Absorpti Plannin by at £0 per unit i Sustalnabilit	e Area: One ngs (50 Fla lite @(120 D profit: (20%) on: 50 units p.: g gain at 200% (rent) & £0 per ur tatle00 per ordable Hou	its) PH) dph. a. iit (intermediate unit		dwelling 46 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a j gain at 200%	s) PH) dph. i. it (intermediate unit	0.	Sustain 30% 70:30 (Yalun dwellir 46 Hectare: Gross Absorpti Plannin dy at £0 per unit Sustainabili	nit (rent) & E0 p adilletty at E1800 to Affordable Ho ocial Rent to Inte e Area: One ggs (50 Flai site @(120 E profit: (20%) ion: 50 units p. gg gain at 2009 (rent) & E0 per u ty at £1800 pe ordable Hou	per unit busing ermediate) ermediate) est (s) DPH) dph. a. 6 nit (intermediate	0.	dwellir 46 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 200%	ts) DPH) dph. a. 6 nit (intermediate		dwellir .46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.: g gain at 200%	s) PH) dph. a. bit (intermediate
	:30 (Social I	Rent to Inter	sing mediate)		1:30 (Social F	rdable Hou Rent to Inter	sing mediate)	70	:30 (Social	Rent to Inte	ising rmediate)		0:30 (Social	Rent to Inte	rmediate)		0:30 (Social	Rent to Inter	mediate)
ST !	SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDU	CTION TO AFFOR	DARI F
0	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2004.0	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 51%	UP 43%
1	**	**	**	2011	1 *	**	**	2011	**	**	**	2010 2011	**	**	**	2011	87%	54%	45%
2	**	4)	A)	2012	**	A }	A)	2012	**	A)	4)	2012	**	A)	4)	2012	105% 109%	60% 61%	47% 48%
4 5	**	4)	A)	2014 2015	• •	A >	A)	2014 2015	**	A)	A)	2014 2015	**	A }	A)	2014	145%	69%	51% 55%
6	~ ~	. >	* >	2016	- ;;	A >	4)	2016	~ ~	A >	4)	2016	~ ~	~ ~	A >	2016	184%	79%	53%
7 8	**	* >	* >	2017		A >	A)	2017	• •	A)	4)	2017	**	(v	4)	2017	144% 116%	74% 68%	51% 48%
9	* * (*	4)	* *	2019 2020	* *	* *	*)	2019 2020	* * *	4)	*)	2019 2020	**	^ ^	41	2019	97%	63% 59%	46% 44%
1	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	4.*	**	**	2021	74%	56%	42%
2	*)	**	**	2022	A)	**	**	2022	A)	**	**	2022	A)	**	**	2022 2023	66%	53% 51%	41% 39%
4	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024	60% 58%	50% 49%	39% 39%
6	**	**		2025	**	**	**	2025	**	alue Area: 0	**	2026	**	**	**	2026	57%	51%	39%
0	50 dwelli 46 Hectare s Gross Absorpti	e Area: One ngs (50 Fla ite @(120 D profit: (20%) no: 50 units p.: g gain at 100%	its) PH) dph. a.	0.	dwelling 46 Hectare s Gross Absorptio	Area: One gs (50 Flat ite @(120 D profit: (20%) in: 50 units p.a. gain at 100%	s) PH) dph. a.		Absorpti	ctare site @(120 Gross profit: (20 Gross profit:	%) s p.a. 00% er unit (interm) per unit susing ermediate) ts) DPH) dph. a.		dwellir 46 Hectare s Gross Absorpti	e Area: One gs (50 Flat site @(120 E ; profit: (20%) on: 50 units p. g gain at 100%	ts) DPH) dph. a.	0	dwellir 46 Hectare s Gross Absorpti	e Area: One gs (50 Flat site @(120 D profit: (20%) on: 50 units p. g gain at 100%	rs) PH) dph. a.
70	Sustainabilit 30% Affo	(rent) & £26000 per cy at £1800 per crdable Hou Rent to Inter GREENFIELD MIDDLE	unit (intermediate unit sing	70	at £48500 per unit (Sustainability	rent) & E26000 per y at £1800 per rdable Hou	unit (intermediat unit sing	70	at £48500 per unit Sustainabili 30% Affo	(rent) & £26000 pe ty at £1800 pe ordable Hou Rent to Inter INDUSTRIAL2	r unit (intermediat r unit using		at £48500 per unit Sustainabili	(rent) & £26000 pe ty at £1800 per ordable Hou	r unit (intermedia: r unit using		y at £48500 per unit Sustainabili 30% Affo 0:30 (Social 6 SHEET 1	(rent) & £26000 per ty at £1800 per ordable Hou	unit (intermediate unit unit ising mediate)
10	A A	**	**	2010	A A	**	**	2010	A A	**	* *	2010	A A	**	**	2010	45%	35%	32%
2	<u> </u>	**		2012	4)	**	**	2012	4)	**	**	2011	4)	**	**	2011	49% 57%	37% 40%	33% 35%
3 4	A) (v	**	**	2013 2014	4)	**	**	2013 2014	A)	**	**	2013 2014	* >	**	**	2013 2014	58% 74%	40% 46%	35% 37%
5 6	**	A)	A)	2015 2016	**	A >		2015 2016	**	A)	4)	2015 2016	**	A)	A)	2015	101%	53% 52%	40% 40%
7	- (+	**	**	2017	**	**		2017		**	**	2017		**	**	2017	77%	49%	38%
8 9	*)	**	**	2018 2019	A >	**	**	2018 2019	A)	**	**	2018 2019	(v	**	**	2018 2019	67% 59%	47% 44%	37% 36%
0	* *	**	**	2020 2021		**	**	2020	**	**	**	2020 2021	* *	**	**	2020	54% 49%	42% 41%	35% 34%
2	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	* *	2022	46%	39%	33%
3 4	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	44% 43%	38% 38%	32% 32%
5	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	42% 42%	38% 38%	32% 32%
								Subsidy	50 0.46 Hec (Abs Pla at £48500 per u Sustain 30%	dwellings (50 litare site @(120 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & £26 cability at £1800 call Rent to Interest to Interest call the second secon	Flats) DPH) dph. %) s p.a. 00% 000 per unit (ir	ntermedia	ate)						

Subsidy	50 dwelli 46 Hectare s Gross Absorptic Planning at £25000 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	ets) PH) dph. a. unit (intermediate unit sing	a) Subsidy	dwellin 46 Hectare s Gross Absorptic Planning at £25000 per unit (Sustainabilit 30% Affo	profit: (20%) in: 50 units p.a gain at 100% rent) & £22000 per y at £1800 per rdable Hou	ES) PH) dph. B. unit (intermediate unit sing	E) Subsidy	dwellin 46 Hectare Gross Absorpt Plannin at £25000 per unit Sustainabili 30% Affe	e Area: One ngs (50 Flat site @(120 E profit: (20%) lon: 50 units p. lg gain at 1009 (rent) & £22000 pe ty at £1800 pe ordable Hou	ts) DPH) dph. a. funit (intermediate or unit unit unit unit unit unit unit unit) Subsidy	dwelling 46 Hectare s Gross Absorptic Planning y at £25000 per unit (Sustainabilit; 30% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 pe rdable Hou	ts) DPH) dph. a. 6 r unit (intermediate r unit	s) Subsidy	dwellin .46 Hectare s Gross Absorpti Plannin y at £25000 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	es) PH) dph. a. b. cunit (intermediate) cunit ssing
	: 30 (Social F 7 SHEET 1	ent to inter	mediate)):30 (Social F 7 SHEET 1	ent to inter	mediate)		7 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 7 SHEET 1	ent to inte	rmediate)		0:30 (Social I 7 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL				CTION TO AFFOR	DABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 55%	MIDDLE 41%	36%
2011	A >	**	**	2011	.)	**	**	2011	* >	**	**	2011	* >	**	**	2011	61%	43%	37%
2012 2013	A)	**		2012	.,	**	**	2012	A P	**	**	2012 2013	(v		**	2012	70%	46% 47%	39%
2014	~ ~	**	**	2014	* *	**	**	2014	**	**	**	2014	**	**	**	2014	91%	53%	42%
2015	~ ~	*>	* >	2015	**	A P	A >	2015	~ ~	A P	* >	2015	~ ~	* >	* >	2015	125%	62%	45%
2016 2017		4.5	A)	2016	**	* >	4)	2016		A)	A)	2016 2017	• •	A }	A }	2016 2017	109%	60% 57%	44% 42%
2018	(*	**	**	2018	*)	**	**	2018	A >	**	**	2018	~ ~	**	**	2018	79%	53%	41%
2019	A P	**	**	2019		**	**	2019	* >	**	**	2019	4.4	**	**	2019	70%	50%	39%
2020 2021	A >	**	**	2020	* >	**	**	2020	* >	**	**	2020 2021	A >	**	**	2020 2021	62% 56%	48% 45%	38% 37%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	52%	43%	36%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	49%	42%	35%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	48% 47%	42% 42%	35% 34%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	47%	42%	34%
0.	50 dwelli 46 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	its) PH) dph. a.	0.	dwellin 46 Hectare s Gross Absorptio	profit: (20%) in: 50 units p.a	s) PH) dph.		Abs Plant £25000 per u Sustain 300% 70:30 (S Valu dwellin 46 Hectare Gross	cospications for unitarial services of the control of the cost of	is p.a. 00% 000 per unit (int per unit pusing termediate) ts) ts) DPH) dph.		Value dwelling .46 Hectare s Gross Absorptic	profit: (20%) on: 50 units p.	ts) PH) dph. a.	0	dwellin .46 Hectare s Gross Absorpti	profit: (20%) on: 50 units p.	rs) PH) dph.
	Planning at £36000 per unit i Sustainabilit 30% Affo	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermediate unit sing		Planning at £36000 per unit (Sustainability 30% Affo	gain at 100% rent) & £24000 per y at £1800 per rdable Hou	unit (intermediate unit unit		Plannir at £36000 per unit Sustainabili 30% Affe	g gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	6 r unit (intermediate r unit using		Planning y at £36000 per unit (Sustainability 30% Affo	gain at 1009 rent) & £24000 pe y at £1800 pe rdable Hou	6 r unit (intermediate r unit using		Plannin y at £36000 per unit Sustainabilit 30% Affo	g gain at 100% (rent) & £24000 per by at £1800 per prdable Hou	unit (intermediate) unit unit
	:30 (Social F	Rent to Inter	mediate)		30 (Social F	ent to Inter	mediate)		30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 8 SHEET 1	ent to Inte	rmediate)		0:30 (Social I 8 SHEET 1	Rent to Inter	mediate)
TEST	B SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST		CTION TO AFFOR	RDABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	A)	**		2010 2011	A)	**	**	2010	A)	**	**	2010 2011	* >	**	**	2010 2011	50% 56%	38% 40%	34% 35%
2012	* }	**	**	2012	A >	**	**	2012	A >	**	**	2012		**		2012	63%	43%	37%
2013 2014	*)	**	**	2013 2014	* >	**	**	2013 2014	A) (v	**	**	2013 2014	(v	**	**	2013 2014	65%	44% 50%	37% 40%
2014		*)	* * *	2014	* *	* * *		2014		**	4.)	2014	**		4.)	2014	114%	58%	43%
2016	~ ~	* >	* }	2016	**	* >	A >	2016	~ ~	A >	* >	2016	~ ~	* >	* >	2016	100%	56%	42%
2017 2018	* *	4)	4)	2017	4 *	* *	* *	2017	4+	4.4	4.4	2017 2018	••	4.5	4)	2017 2018	85%	53% 50%	40% 39%
2019	A)	**	**	2019	A)	**		2019	A >	**	**	2019	A P	**	**	2019	65%	47%	38%
2020 2021	A P	**	**	2020 2021	*)	**	**	2020 2021	* >	**	**	2020 2021	A >	**	**	2020 2021	58% 53%	45% 43%	36% 35%
2021	4.5	**		2021	**	**	**	2021	* *		**	2021			**	2021	49%	43%	34%
2023		**	* *	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	47%	40%	34%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	45% 45%	40% 40%	33% 33%
2026	**			2026	**	**		2026			**	2026			**	2026	45%	40%	33%
	Valu	ue Area: 0			Valu	e Area: 0		Subsidy a	50 0.46 Hed 0 Abs Pli at £36000 per u Sustaii 30% 70:30 (S Val	Affordable Ho ocial Rent to Int ue Area: 0	Flats) DPH) dph. (%) Is p.a. 00% 000 per unit (int	termedia	Valu	e Area: O			Valu	ue Area: O	
TECT	O site Gro Ab: Planni Su Susta	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous	sing	TEST	O site Gro Abs Plannir Su Susta	ellings (0) (a) (0) dph. ss profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing	TEST	O sit Gn At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 einability at 0 rdable Hou 0	sing	TEST	O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hou	sing	TEST	O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. ass profit: 0 assorption: 0 ang gain at 0% absidy at 0 alnability at 0 rdable Hous	sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2	1			PDL			REDU	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0		-	-	0		-	-	0	-		-	0	0%	0%	0%
ő	-	-		ō				ő				o				ő	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-		-	0	0% 0%	0% 0%	0%
ő	-	-		o	-			ő				o	-			ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
o				0				0				0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-	-		0				0				0	0%	0%	0%
0	-	-		0	-	-	-	0	_	-	-	0	-		-	0	0%	0%	0% 0%
0				0		-		0				0	-			0	0% 0%	0% 0%	0%
0	-	-		0	-		-	0	-			0	-		-	0	0%	0%	0%
									ŧ	Jalue Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: 0 Absorption: 0 Ilanning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0% t 0								

	O dv O site Gre Ab Planni Su Susta O% Affor	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 inability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Su Susta O% Affor	pe Area: 0 allings (0) allings (0) allings (0) be (0) dph. be profit: 0 be profit: 0 be gain at 0% be sidy at 0 be dable Hous 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou			dw O site Gro Ab: Planni Su Susta O% Affor	pe Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% boidy at 0 inability at 0 rdable Hous	sing		dw O site Gro Ab Planni Si Sust	ue Area: 0 rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubskly at 0 alnability at 0 rdable Hou 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDUE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	F	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		CHON TO AFFORM MIDDLE ON ON ON ON ON ON ON ON ON O	COASLE UP UP O% O% O% O% O% O% O% O% O% O
Subsi	50 dwelli 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ui ty at £600 per urdable Hou Rent to Inter	ats) DPH) dph. a. 6 init (intermediate unit) Subsi	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabili	profit: (20%) in: 50 units p.a. j gain at 100% rent) & £0 per un ry at £600 per rdable Hou Rent to Inter	S) PH) dph. a. iit (intermediate unit sing) Subsi	Value dwellir 46 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabil	profit: (20%) on: 50 units p g gain at 100% (rent) & 60 per u ity at £600 pe ordable Ho Rent to Inte	e tts) DPH) dphaaw. mit (intermediate) r unit using ermediate)	Subsi	dwellin .46 Hectare s Gross Absorptic Plannin idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per un ty at £600 per rdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate unit) Subsid	dwellir .46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabil 30% Affc 0:30 (Social 11 SHEET 1	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u ity at £600 per ordable Hou	ts) PH) dph. a. 6 init (intermediate) unit using rmediate)
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 67%	MIDDLE 48%	UP 41%
2011	A)	**	**	2010	4)	**	**	2010	A)	**	**	2010	(*	**	**	2010	74%	50% 54%	41% 42% 44%
2013		**	**	2013	(*	**	**	2013	4 +	**	**	2013	**	**	**	2013	85% 87% 109%	55%	45%
2014 2015	**	A >	A P	2014 2015	**	*>	4)	2014 2015	**	A >	* >	2014 2015	**	* >	*)	2014 2015	109% 145%	62% 71%	48% 51%
2016 2017	• •	A >	A }	2016	**	A >	4.)	2016	••	A }	* >	2016 2017	**	* >	*)	2016	127% 107%	69% 65%	49% 47%
2018 2019	* *	* *	* *	2018 2019	* *		* *	2018 2019	* * *	A }	.,	2018 2019	* *	* *	* *	2018 2019	92%	60% 57%	45% 43%
2020	* >	**	**	2020	* >	**	**	2020	* >	**	**	2020	A P	**	**	2020	72%	54%	42%
2021 2022	* *	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021	65% 59%	51% 49%	40% 39%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	56% 54%	47% 46%	38% 37%
2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	53% 53%	46% 46%	37% 37% 37%
	Value 50 dwelli 46 Hectare s	Area: One	e ats)		Value dwellin 46 Hectare s	Area: One gs (50 Flat	s)		0.46 Hec Abs Plansidy at E0 per u Sustai 30% 70:30 (S Value dwellir	Affordable Hocial Rent to Inc. Area: Oncors (50 Fla	D DPH) dph. 196) Is p.a. 100% per unit (interme 0 per unit ousing termediate) e its)		dwellin	• Area: One gs(50 Flat	s)		Value dwellir .46 Hectare s	e Area: One gs (50 Fla	e ts)
0.	46 Hectare s Gross	ite @(120 D profit: (20%)	PH) dph.	0.	Gross	profit: (20%)		0.	46 Hectare : Gross	site @(120 l profit: (20%)		0.	.46 Hectare s Gross	ite @(120 D profit: (20%)	PH) dph.	0	.46 Hectare s Gross	site @(120 E profit: (20%)	OPH) dph.
	Plannin	on: 50 units p. g gain at 100%	6		Planning	n: 50 units p.a gain at 100%			Plannin	on: 50 units p g gain at 1009	%		Plannin	on: 50 units p. g gain at 100%	5		Plannin	on: 50 units p. g gain at 1009	6
Subsi	dy at £0 per unit (Sustainabl	lity at £0 per u	unit) Subsi	dy at £0 per unit (Sustainabi	ity at £0 per u	nit) Subsi	Sustainab	ility at £0 per	unit (intermediate) unit	Subsi	idy at £0 per unit (Sustainabi	lity at £0 per u	ınit) Subsid	y at £0 per unit (Sustainab	ility at £0 per i	unit
70	30% Affo 30 (Social I	rdable Hou Rent to Inter	using rmediate)	70	30% Affo 0:30 (Social F	rdable Hou lent to Inter	sing mediate)	70	30% Affo 0:30 (Social	rdable Ho		70	30% Affo 0:30 (Social F	rdable Hou Rent to Inter	rmediate)	70	30% Affo 0:30 (Social	rdable Hou Rent to Inte	
	12 SHEET 1	GREENFIELD			12 SHEET 1	INDUSTRIAL1			12 SHEET 1	INDUSTRIAL2			12 SHEET 1	PDL			12 SHEET 1	CTION TO AFFOI	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	A >	**	**	2010	A)	**	**	2010	A P	**	**	2010 2011	(+	**	**	2010	66% 73%	47% 50%	40% 42%
2012	(+	**	**	2012	A)	**	**	2012	A >	**	**	2012	**	**	**	2012	83% 85%	54% 55%	44%
2013 2014		**	**	2013		**	**	2013		**		2013 2014		**		2013	106%	61%	44%
2015 2016	**	A)	A):	2015 2016	**	* >		2015	**	A }	*)	2015 2016	**	A F	A)	2015 2016	139% 123%	70% 68%	51% 49%
2017	**	*	* >	2017	**	A >		2017	* *	* >		2017	**	* >		2017	104%	64%	47%
2018 2019	A P	**	**	2018	4+	**	**	2018	A P	**	**	2018 2019	**	**	**	2018	90% 79%	60% 56%	45% 43%
2020	A >	**	**	2020	* >	**	**	2020	A }	**	**	2020	* >	**	**	2020	70%	53%	41%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021	64% 59%	51% 48%	40% 39%
2023 2024	**	**	**	2023	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	55% 54%	47% 46%	38% 37%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	52%	46%	37%
2026	**	**	**	2026	**	**	**	2026	V:	ilue Area:	One	2026	**	**	**	2026	52%	47%	37%
								Sub	50 0.46 Hec (Abs Plansidy at E0 per u Sust: 30%	dwellings (50 tare site @(120 bross profit: (20 orption: 50 uni anning gain at 1	Flats) DPH) dph. DPH) dph. DPH) dph. DPH) DPH	ediate)							

Subsid	50 dwell 46 Hectare s Gross Absorpti Plannin by at £0 per unit Sustainabili 30% Affo	e Area: One ngs (50 Fla ite @(120 D profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per yrdable Hou Rent to Inter	ets) PH) dph. a. iit (intermediate unit sing) Subsid	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. i. it (intermediate unit sing	e) Subsi	dwellir 46 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	e Area: One ngs (50 Flat site @(120 E) sire @(120 E) lon: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) DPH) dph. a. 6 init (intermediate) r unit using) Subsi	dwellin .46 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	ts) DPH) dph. a. 6 init (intermediate r unit) Subsid	dwellin 46 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	i. it (intermediate) unit sing
	13 SHEET 1	tent to miter	mediate)		13 SHEET 1	tent to inter	mediate)		13 SHEET 1		illeulate)		13 SHEET 1	tent to mite	i i i i eulate)		13 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
2010	*	* *	**	2010	A >	* *	**	2010	A >	**	* *	2010	A >	**	**	2010	60%	41%	35%
2011 2012	A P	**		2011 2012	A)	**	**	2011	A }	**	**	2011 2012	(v	**	**	2011 2012	66% 76%	44% 47%	36% 38%
2013 2014	(♥	**	**	2013 2014	A)	**	**	2013 2014	A }	**	**	2013 2014	**	**	**	2013 2014	78%	48% 54%	38% 41%
2015	**	.,		2014	**	**	* *	2014		4.)	.,	2014		* *	**	2014	134%	63%	41%
2016 2017	**	A):	4)	2016 2017	**	A)	A)	2016	**	A)	4)	2016 2017	* *	A }	A):	2016 2017	116% 96%	60% 56%	42% 41%
2018	(*	**		2017	A)	**		2017	A)	**	**	2017	~ ~	**	**	2018	82%	53%	39%
2019 2020	**	**	**	2019 2020	4)	**	**	2019	A P	**	**	2019 2020	(¥	**	**	2019 2020	71% 63%	49% 46%	37% 35%
2021	A }	**		2020	4)	**	**	2020	4)	**	**	2020	A >	**	**	2020	56%	46%	34%
2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	52% 48%	42% 40%	33% 32%
2024	**	**		2024		**	**	2023	**	**	**	2024	**	**	**	2024	48%	40%	32%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	46% 46%	40% 41%	32% 32%
	Value FO duell	Area: One	etc)		Value	Area: One	-)		0.46 Hec (Abs Pla sidy at E0 per u Sustain 30% 50:50 (S Valu	dwellings (50 littere site @(120 Sross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £0 phability at £1800 & Affordable Hotocial Rent to Interest (50 phabet)	DPH) dph. %) s p.a. 00% ber unit (interme) per unit bermediate)	ediate)	Value	Area: One	9		Value	Area: One	2)
Subsid	46 Hectare s Gross Absorpti Plannin by at £0 per unit Sustainabilit 30% Affo	ngs (50 Fla ite @(120 D profit: (20%) on: 50 units p.; g gain at 100% (rent) & £0 per ur y at £1800 per y rdable Hou Rent to Inter	PH) dph. a. iit (intermediate unit sing) Subsid	Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	it (intermediate unit s inq	s) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	ngs (50 Flat site @(120 E s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou Rent to Inter	a. 6 nit (intermediate) r unit ising) Subsi	.46 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	OPH) dph. a. 6 nit (intermediate r unit using	Subsid	Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	i. it (intermediate) unit s ing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2	1	1		PDL	1		REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 24%	UP 20%
2011 2012	A }	**	**	2011	*)	**	**	2011	A)	**	**	2011 2012	A)	**	**	2011 2012	39% 45%	25% 27%	20% 21%
2013	* >	**	**	2013	* >	**	**	2013	A >	**	**	2013	* >	**	**	2013	46%	27%	21%
2014 2015	A):	**	**	2014	* >	**	**	2014	4) (v	**	**	2014 2015	(v	**	**	2014	57%	31% 35%	22% 24%
2016	A >	**	* *	2016	* >	**	**	2016	A >		**	2016	~ ~	**	**	2016	66%	34%	23%
2017 2018	A } A }	**	**	2017 2018	* >	**	**	2017	A }	**	**	2017 2018	A }	**	**	2017 2018	55% 46%	31% 29%	22% 20%
2019	A >	**	**	2019	* >	**	**	2019	A >	**	**	2019	* >	**		2019	40%	27%	19%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020 2021	**	**	**	2020	35% 31%	25% 24%	19% 18%
2022	**	**	**	2022	* *	**	**	2022	**	**	**	2022	**	**	**	2022	28%	22%	17%
023	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	27% 26%	22% 22%	17% 17%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	25% 25%	22% 23%	17% 17%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	ing	Sub	0.46 Hec Abs Pisidy at E0 per u Sustain 30% 0:100 (S Vall dw 0 sit Gri At Planni Sit	dwellings (50 lictores profit: (20 corption: 50 unit anning gain at 1 unit (rent) & E0 profit: (20 corption: 50 unit anning gain at 1 unit (rent) & E0 profit: (20 corption: 50 unit annihity at £1800 co. 4 Affordable Hei	DPH) dph. %) s p.a. 00% ser unit (interme) p per unit busing ermediate)	ediate)	dw O site Gro Abs Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption at 0% ibsidy at 0 inability at 0 dable Hou	sing		dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e a @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous	ing
		0	.5			0	.5			0				0	5			0	•
TEST :	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	NDUSTRIAL1 MIDDLE	UP	TEST	15 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15 SHEET 1 DOWN	PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15 SHEET 1 REDU DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	OTION TO AFFOR MIDDLE OTION TO AFFOR MIDDLE OTION TO AFFOR MIDDLE OTION TO AFFOR	DABLE UP 07% 07% 07% 07% 07% 07% 07% 07% 07% 07%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at) 1. 0%								

Subsidy 70:	50 dwellii 46 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainability 30% Affo :30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ats) DPH) dph. a. 6 init (intermediate) r unit using	Subsic	dwellin 46 Hectare s Gross Absorpti Planning dy at £0 per unit (Sustainabilit 30% Affo 1:30 (Social F	profit: (25%) on: 50 units p.s g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. a. iit (intermediate unit sing) Subsi	dwellir 46 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate unit) Subsi	dwellin .46 Hectare s Gross Absorpti Plannin idy at £0 per unit (Sustainabilit 30% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	ts) DPH) dph. a. 6 nit (intermediate) r unit using) Subsid	dwellin .46 Hectare s Gross Absorpti Plannin by at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social I	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
IESI 1	6 SHEET 1	GREENFIELD		IESI -	16 SHEET 1	INDUSTRIAL1		IESI	16 SHEET 1	INDUSTRIAL2		IESI	16 SHEET 1	PDL		IESI	16 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 79%	MIDDLE 51%	UP 43%
2011	• •	**	**	2011	* *	**	**	2011	• •		**	2011	• •	**	**	2011	90%	55%	45%
2012 2013	**	*>	A):	2012 2013	**	A)	A)	2012	••	A)	A >	2012	**	A)	A >	2012	110% 115%	60% 61%	47% 47%
2014	* *	*)	* >	2014	**	* >	.,	2014	••	A >	* >	2014	••	(*	.,	2014	161%	71%	51%
2015 2016	* *	1.	A):	2015 2016	- ; ;	A)	* >	2015 2016	• •	(v	4)	2015 2016	**	**	A)	2015 2016	262%	85%	56% 53%
2017 2018	• •	A)	A):	2017 2018	**	A)	A)	2017	**	A)	A)	2017	**	4 *	A)	2017	156%	75%	51% 48%
2019	~ ~	* >	* >	2019		* >	A)	2019	~ ~	* >		2019	~ ~	* >		2019	101%	64%	46%
2020 2021	4 ¥		4.5	2020 2021	4)	4.5	4.)	2020	4+	4.1	4)	2020	• •	A Þ	4.4	2020	85% 75%	59% 56%	44% 42%
2022	* >	**	**	2022	* >	**	**	2022	* }	**	**	2022	A F	**	**	2022	67%	53%	40%
2023 2024	A }	**	**	2023 2024	4)	**	**	2023 2024	A }	**	**	2023 2024	A P	**	**	2023 2024	62%	51% 50%	39% 39%
025 026	* >	**	**	2025 2026	* *	**	**	2025 2026	A)	**	**	2025 2026	*)	**	**	2025 2026	58% 58%	49% 51%	38% 38%
								Sut	50 0.46 Hec (Abs Pla osidy at £0 per u Sustain	nability at £1800	lats) DPH) dph. %) s p.a. 200% er unit (interm per unit	ediate)							
									70:30 (S	ocial Rent to Int	ermediate)								
		Area: One				Area: One gs (50 Flat			Value	e Area: One	,			gs (50 Fla				e Area: One	
	46 Hectare s Gross Absorption Planning y at £0 per unit (Sustainabilit	ite @(120 D profit: (17%) on: 50 units p. g gain at 100%	PPH) dph. a. 6 nit (intermediate) r unit		46 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabilit	ite @(120 D profit: (17%) on: 50 units p.a g gain at 100%	PH) dph. a. iit (intermediate unit		.46 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili	site @(120 E profit: (17%) lon: 50 units p. g gain at 100%	PH) dph. a. it (intermediate		.46 Hectare s Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	ite @(120 E profit: (17%) on: 50 units p. g gain at 100%	OPH) dph. a. 6 nit (intermediate) r unit		.46 Hectare s Gross Absorption Planning by at £0 per unit (r Sustainabilit	site @(120 D profit: (17%) on: 50 units p.a g gain at 100%	PH) dph. a. it (intermediate) unit
	30 (Social F 7 SHEET 1	Rent to Inter	rmediate)	70	:30 (Social F 17 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social F 17 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)
		GREENFIELD		1231		INDUSTRIAL1	,	iESI		INDUSTRIAL2	,	ILSI		PDL		1231	REDU	CTION TO AFFOR	
010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 47%	UP 40%
011 012	4.)	**	**	2011 2012	.)	**	**	2011	A)	**	**	2011	(♥	**	**	2011 2012	71%	49% 53%	42% 44%
013	4.*		**	2013	* >	**	**	2013	* }		**	2013		**	**	2013	83%	54%	44%
2014 2015	**	**	**	2014	**	**	**	2014	**	**	4.1	2014	••	**	* *	2014	100%	60%	47% 50%
2016	**	4)	A P	2016		* >	A >	2016	• •	A >	* >	2016	**	*	* >	2016	115%	67%	49%
2017 2018	* *	.,	* *	2017 2018	4.)	**		2017	* * *	**	.,	2017	**	* *	.,	2017	99% 87%	63% 59%	47% 45%
019	A >	**	**	2019	* >	**	**	2019	A >		**	2019	4.4	**	**	2019	77%	56%	43%
020 021	A >	**	**	2020 2021	A)	**	**	2020	A)	**	**	2020	A P	**	**	2020 2021	69% 63%	53% 50%	41% 40%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	58%	48%	39%
023 024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	55% 53%	46% 46%	38% 37%
025	**	**	**	2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025 2026	52% 52%	46% 47%	37% 37%
	0 dw 0 site Gro Abs Plannir Su Susta 0% Affor	le Area: 0 rellings (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hou: 0	sing		dw O site Gro Ab: Planni Su Susta O% Affor	le Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 g gain at 0% boldy at 0 inability at 0 dable Hous 0	sing		Abs Pla Pla Sustain 30% 70:30 (S Vali Gr Ab Plann Si Sustain Si O% Affo	tare site @(120 arcss profil: 20 most profil: 20 most profile in the color of the c	%) is p.a. jona. j		dw O site Gro Ab Planni Su Suste O% Affor	Je Area: 0 ellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hou 0	sing		dw O site Gro Ab: Planni Su Susta O% Affor	ue Area: 0 lellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 rdable Hous 0	sing
TEST 1	8 SHEET 1	GREENFIELD		TEST 1	18 SHEET 1	INDUSTRIALA		TEST	18 SHEET 1	INDUSTRIALS.		TEST	18 SHEET 1	nn.		TEST	18 SHEET 1	OTION TO AFFOR	DARKE
[DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
<u> </u>	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
.	-			0	-	-		0			-	0	-	-		0	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ŀ	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
,	-			0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
,			-	0				0	-			0				o	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
,	-			0				0				0				0	0%	0%	0%
	-		-	0	_	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
, L	_		_	υ I	-	-	-	v	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpr Gross profit: 0 Absorption: 0 Planning gain at t Subsidy at 0 Sustainability at Affordable Ho	0	v	-	-	-	U.	0%	0%	0%

Value Area: 0 Odwellings (0) Osite #(0) dph. Osite #(0) dp
O site @(0) dph. Gross profit 0 Absorption: 0 / Absorption: 0
Gross profit: 0
Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O% Affordable Housi
Planning gain at 0% Subsidy at 0 Subsidiarity at 0
Subsidy at 0 Subs
Sustainability at 0 O% Affordable Housing 0 O% Affordable Housin
O% Affordable Housing
CET 19 SHEET 1 TEST 20 SHE
TEST 19 SHEET 1
DOWN MIDDLE UP DOWN
0
National Process National Pr
0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0 O O O O O O O O O
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0
Value Area: 0 0
Value Area: 0 O Value Area: 0 O O O O O O O O O
Value Area: 0 O value Area: 0
O deelings (0) O steelings (0) O deelings (0) O deelings (0) O steelings (0) O deelings (0) O deelings (0) O deelings (0) O deelings (0) O steelings (0)
Uslue Area: 0 Oste @(0) dph. Osk Affordable Housing Value Area: 0 Okwellings (0) Oste @(0) dph.
Cross profit: 0
Assorption: 0 Planning gain at 0% Substinability at 0 O O O O O O O O O
Planning gain at 0% Substainability at 0 Sustainability at 0
Substitution Subs
Sustainability at 0 O% Affordable Housing O
O'Adue Area: 0
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0)
Value Area: 0 Value Area: 0 Value Area: 0 Odwellings (0) Odwelli
O dwellings (0)
O site @(0) dph. Gross profit: 0 Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1
Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0% Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1
Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainabilit
Subsidy at 0 Subsidiability at
Sustainability at 0 Sustainability at 0 O% Affordable Housing O% Affor
0% Affordable Housing 0<
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
ST 20 SHEET 1 TEST 20 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL REDUCTION TO AFFORDABLE
DOWN MIDLE UP DO
0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
- - 0
- - 0 - - 0 0 - - 0 0
Value Area: 0 O detellings (0) O stellings (0)
- - 0 - - 0 0 - - 0 0

Figure 10 - Sensitivity Testing

	e 10 -																	
	e Area: One lings (15 Fla				Area: One ngs (15 Fla				e Area: One lings (15 Fl				e Area: One lings (15 Fl				e Area: One lings (15 Fla	
0.13 Hectare :	site @(120 D s profit: (20%)	PH) dph.	0.	13 Hectare s	ite @(120 D profit: (20%)	PH) dph.	0.		site @(120 [0.		site @(120 E s profit: (20%)		0.		site @(120 Dl s profit: (20%)	PH) dph.
Absorpt	ion: 50 units p.			Absorption	n: 50 units p.a			Absorpt	ion: 50 units p	.a.		Absorpt	ion: 50 units p	.a.		Absorpt	ion: 50 units p.a	
Subsidy at £0 per unit		nit (intermediate	e) Subsit	dy at £0 per unit (it (intermediate	e) Subsi	dy at £0 per unit	rent) & £0 per u	nit (intermediat	e) Subsi	dy at £0 per unit	ng gain at 1009 (rent) & £0 per u	nit (intermediate	e) Subsidy	at £0 per unit	ng gain at 100% (rent) & £0 per uni	it (intermediate)
40% Aff	ity at £1800 per ordable Hou	ısing		40% Affo	y at £1800 per rdable Hou	sing		40% Aff	ity at £1800 pe ordable Ho	using		40% Aff	ity at £1800 pe ordable Hou	using		40% Aff	ity at £1800 per ordable Hou:	sing
70:30 (Social TEST 1 SHEET 1	Rent to Inter	rmediate)):30 (Social F 1 SHEET 1	Rent to Inter	mediate)): 30 (Social 1 SHEET 1	Rent to Inte	rmediate)		1 SHEET 1	Rent to Inte	rmediate)):30 (Social 1 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	+ 1	REDU DOWN	MIDDLE	DABLE
2010	**	**	2010	(v	**		2010	• •	**	**	2010	**	**	**	2010	90% 92%	64% 64%	54% 55%
2012	A)	<u> </u>	2012	**	A)	4)	2012	• • •	A)	A)	2012		A)	A)	2012	116%	72%	60%
2014	A)	A)	2014	**	A)	4)	2014	**	4.)	A)	2014	**	A >	A)	2014	121%	74%	60%
2016		4)	2016	**	**	4)	2016	•••	**	4)	2016	**		A >	2016	191%	95%	67%
2017	A)	A)	2017	**	A P	4)	2017 2018	••	4 ¥	A >	2017 2018	**	(*	A)	2017	160% 136%	90% 84%	65% 62%
2019	A)	*)	2019 2020	**	A)	*)	2019 2020	• •	A >	* >	2019 2020	**	A >	*)	2019 2020	117% 102%	78% 74%	59% 57%
2021	*)	4.5	2021	A)	4.5	4.1	2021	4+	4.5	4.5	2021		A)	4)	2021	91% 83%	70% 67%	55% 53%
2023	**	**	2023	.)	**		2023	A F	**	**	2023	A)	**	**	2023	77% 74%	64% 63%	51% 50%
2025	**	**	2025	A)	**	**	2025	A):	**	**	2025	A)	**	**	2025	72%	62%	50% 50%
2020			LOZO				LOLO	V	alue Area:	One	EGEO				2020	7170	0370	3070
								0.13 He	dwellings (15 stare site @(120	DPH) dph.								
								Ab	Gross profit: (20 sorption: 50 uni	s p.a.								
							Sub	sidy at E0 per u	anning gain at 1 unit (rent) & E0 nability at E180	per unit (intern	nediate)							
								409	nability at £180 6 Affordable H Social Rent to In	ousing								
	e Area: One				Area: One	its)		vaiu	e Area: One lings (15 H	9			e Area: One				e Area: One lings (15 Fla	its)
0.13 Hectare :	site @(120 L) s profit: (20%)	PH) dph.	O.	13 Hectare s	Ite @(120 D profit: (20%)	PH) dph.	O.	13 Hectare	site @(120 L s profit: (20%)	рн) арп.	O.	13 Hectare :	site @(120 L s profit: (20%)	рн) apn.	O.	13 Hectare	site @(120 Di s profit: (20%)	PH) dph.
Absorpt	ion: 30 units p. ng gain at 100%	a.		Absorptio	on: 30 units p.a g gain at 100%	э.		Absorpt	ion: 30 units p	.a.		Absorpt	ion: 30 units p	.a.		Absorpt	ion: 30 units p.a ng gain at 100%	ı.
Subsidy at £0 per unit	(rent) & £0 per unity at £1800 per	nit (intermediate	e) Subsit	dy at £0 per unit (it (intermediate	e) Subsit	dy at £0 per unit	(rent) & £0 per u ity at £1800 pe	nit (intermediat	e) Subsi	dy at £0 per unit	(rent) & £0 per u ity at £1800 pe	nit (intermediate	e) Subsidy	at £0 per unit	(rent) & £0 per uni ity at £1800 per	it (intermediate)
40% Affe 70:30 (Social	ordable Hou	ısing	70	40% Affo 0:30 (Social F	rdable Hou	sing	70	40% Aff	ordable Ho	using	70	40% Aff	Rent to Inte	using	70	40% Aff	Rent to Inter	sing
TEST 2 SHEET 1	GREENFIELD			2 SHEET 1	INDUSTRIAL1			2 SHEET 1	INDUSTRIAL2			2 SHEET 1	PDL		TEST 2	2 SHEET 1	JCTION TO AFFOR	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 64%	UP 54%
2011	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	94%	65%	55%
2012	A)	A P	2012 2013	**	A)	4)	2012 2013	**	A P	A >	2012 2013	**	A):	A)	2012 2013	116% 121%	72%	60%
2014	**	* >	2014 2015	**	A P	A)	2014 2015	**	* *	A >	2014	**	**	A)	2014	128% 216%	77% 98%	61% 69%
2016	**	A)	2016	**	V V	4)	2016	**	**	A)	2016 2017	**	* *	A)	2016 2017	189% 159%	95% 89%	67% 65%
2018	A)	A)	2018 2019	**	A)	4)	2018 2019	**	A)	A)	2018	**	4.7	A)	2018 2019	135%	83% 78%	62% 59%
2020	A)	A F	2020	••	A)	4)	2020	••	A >	A)	2020	••	A):	A)	2020	101%	74% 70%	57% 54%
2022			2022		**	**	2022	A):	**	**	2022	(*	**	**	2022	82%	67%	53%
2023	**	**	2023 2024	A)	**	**	2023 2024	A P	**	**	2023 2024	A)	**	**	2023 2024	76%	64%	51% 50%
2025	**	**	2025 2026	* >	**	**	2025 2026	A P	**	**	2025 2026	A P	**	**	2025 2026	71% 71%	62%	50% 50%
									alue Area: dwellings (15									
								0.13 He	ctare site @(120 Gross profit: (20	DPH) dph. %)								
								PI	sorption: 30 uni anning gain at 1	00%								
							Sub	Sustai	unit (rent) & E0 nability at E180	per unit	nediate)							
								70:30 (9	6 Affordable H Social Rent to In	termediate)								
15 dwell 0.13 Hectare :	e Area: One lings (15 Fla	ats)		15 dwelli 13 Hectare s	Area: One	its)		15 dwel	e Area: One lings(15 Fl site @(120 [ats)		15 dwell	e Area: One lings(15 Fl site @(120 [ats)		15 dwel	e Area: One lings (15 Fla site @(120 Dl	its)
Gross	s profit: (20%)		0.	Gross	profit: (20%)		0.	Gross	s profit: (20%)		0.	Gross	s profit: (20%)		0.	Gross	s profit: (20%)	
Plannir	ion: 70 units p. ng gain at 100%	6	e) Cudenia	Planning	on: 70 units p.a g gain at 100%		n) Cubair	Plannir	ion: 70 units p	6	m) Cudenii	Plannin	ion: 70 units p	6	-) Cuboido	Plannii	ion: 70 units p.a ng gain at 100%	
Subsidy at £0 per unit Sustainabili	(rent) & £0 per us ity at £1800 per ordable Hou	r unit	:) Subsii	dy at £0 per unit (Sustainability	rent) & £0 per ur y at £1800 per rdable Hou	unit	e) Subsii	Sustainabil	(rent) & £0 per u ity at £1800 pe ordable Ho	r unit	e) Subsi	Sustainabili	(rent) & £0 per u ity at £1800 pe ordable Hou	r unit	:, Subsidy	Sustainabil	(rent) & £0 per uni ity at £1800 per ordable Hou:	unit
70:30 (Social TEST 3 SHEET 1	Rent to Inter	rmediate)		30 (Social F 3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1	Rent to Inte	rmediate)		3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Inter	mediate)
DOWN DOWN	GREENFIELD MIDDLE	UP	1631	DOWN	INDUSTRIAL1 MIDDLE	UP	1631	DOWN	INDUSTRIAL2 MIDDLE	UP	1631	DOWN	PDL MIDDLE	UP	1231 3	REDL	ICTION TO AFFOR	UP
2010	A A	A A	2010 2011	(v	* A A	A A	2010 2011	• •	A A	A A	2010 2011	**	A A	**	2010 2011	90% 91%	64% 64%	54% 55%
2012	A)	A)	2012	**	<u> </u>	4)	2012	**	A)	A >	2012	**	A):	A)	2012	116% 119%	72% 73%	60%
2014	*)	4)	2014	**	A P	A)	2014	**	A P	A)	2014	**	A)	A)	2014	121% 219%	74% 98%	60% 70%
2016	**	A >	2016 2017	* *	V V	A)	2016 2017	• •	* * *	A)	2016 2017	• •	**	A)	2016 2017	193% 162%	96% 90%	68% 65%
2018	A)	A)	2018	**	A } A }	4)	2018 2019	**	A >	A)	2018	**	**	A)	2018	138% 118%	84%	62%
2020	A)	A }	2020	* *	A):	4)	2020		A >	A >	2020	**	A)	A)	2020	103% 91%	74% 70%	57% 55%
2022	**	**	2022 2023	A >	**	**	2022 2023	A }	**	**	2022 2023	(v	**	**	2022 2023	83% 77%	67% 64%	53% 51%
2024	**	**	2024 2025	A >	**	**	2024 2025	A P	**	**	2024 2025	A)	**	**	2024 2025	74% 72%	63% 62%	51% 50%
2026		**	2026			**	2026		alue Area:		2026		**	**	2026	71%	63%	50%
								15	dwellings (15	Flats)								
								Ab	Gross profit: (20 sorption: 70 uni	%) Is p.a.								
							Sub	sidy at £0 per u	anning gain at 1 unit (rent) & E0	per unit (intern	nediate)							
								409	nability at £180 6 Affordable H	ousing								
								70:30 (5	Social Rent to In	termediate)								

Subsid	15 dwelli 13 Hectare s Gross Absorpti Plannir y at £0 per unit i Sustainabilit 40% Affo	e Area: One ings (15 Flatite @(120 D profit: (20%) on: 50 units p.a. ng gain at 50% (rent) & £0 per ur ty at £1800 per ordable Hou	ats) PH) dph. a. hit (intermediate unit	e) Subsid	dwellin 13 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	a. nit (intermediate unit sing	e) Subsid	dwellii 13 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 40% Affe	ne Area: One ngs (15 Fla site @(120 E s profit: (20%) ilon: 50 units p. (rent) & £0 per u itty at £1800 pe ordable Hou	ts) DPH) dph. a. nit (intermediat r unit using	e) Subsi	dwellii 13 Hectare : Gross Absorpt Planni idy at £0 per unit Sustainabili 40% Affe	e Area: One ngs (15 Flat site @(120 E s profit: (20%) lon: 50 units p. ng gain at 50% (rent) & £0 per u tty at £1800 per ordable Hou	ts) DPH) dph. a. a. nit (intermediater unit	e) Subsidy	dwellin 13 Hectare: Gross Absorpt Planni y at £0 per unit (Sustainabili 40% Affe	e Area: One ngs (15 Fla site @(120 E profit: (20%) ion: 50 units p. ng gain at 50% rent) & £0 per ui ty at £1800 pe ordable Hou	ts) PH) dph. a. iit (intermediate runit
	: 30 (Social I SHEET 1	Rent to Inter	mediate)):30 (Social F 4 SHEET 1	Rent to Inter	mediate)		1:30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inter	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inte	rmediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDL	CTION TO AFFOI	
110	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 86%	MIDDLE 62%	UP 54%
111	(+	**	**	2011	A)	**	**	2011	A >	**	**	2011	**	**	**	2011	87%	62%	54%
112 113	* *	* >	* >	2012	• •	A P	* >	2012	**	A.)		2012	* *	A P	* >	2012	109%	70%	58% 59%
14	**	A >	A >	2013	**	A)	4)	2013		A)	* >	2013		A)	4)	2013	113%	72%	59%
15	**	* *	A >	2015	~~		4.)	2015	~ ~	~ ~		2015	**	~ ~	A >	2015	190%	93%	67%
16 17	**	4 ¥	* >	2016	• •	A P	* >	2016	**	(v		2016	**	**	A)	2016	170% 146%	91% 86%	66% 63%
18		4)	A P	2017		A)	A)	2017		A)	A >	2017		1.	4,	2017	126%	80%	61%
19	**	A >	A >	2019	• •	A F	A >	2019	••	A)		2019	* *	A >	A >	2019	110%	76%	58%
20	**	4.4		2020	••	**	.,	2020	A)	4.5		2020		44	.,	2020	97%	72% 68%	56% 54%
22	*)	**	**	2022	*)	**	**	2022	A P	**	**	2022	A P	**	**	2022	79%	65%	52%
23	* >	**	**	2023	* >	**	**	2023	* >		**	2023	* >	**	* *	2023	74%	62%	50%
24 25	*)	**	**	2024	->	**		2024	A)	**	**	2024	A >	**	**	2024	71% 69%	61% 61%	50% 49%
26	**	**	**	2026	**	**	**	2026		**	**	2026	**	**	**	2026	69%	61%	49%
0.	15 dwelli 13 Hectare s Gross Absorpti	e Area: One ings (15 Fla site @(120 D profit: (20%) on: 50 units p.a.	ats) IPH) dph. a.	0.	dwellin 13 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	s) PH) dph. a.		Sustai 409 70:30 (S Valu dwellii 13 Hectare Gross Absorpt	unit (rent) & E0 inability at £1800 6 Affordable H 6 Affordable H 10 Area: One ngs (15 Fla site @(120 E 5 profit: (20%) idon: 50 units p	per unit busing ermediate) ets) DPH) dph.		dwellii :13 Hectare :Gross Absorpt	e Area: One ngs (15 Flat site @(120 E s profit: (20%) ion: 50 units p.	ts) DPH) dph. a.	0.	dwellin 13 Hectare: Gross Absorpt	e Area: One ngs (15 Fla site @(120 E profit: (20%) ion: 50 units p.	ts) PPH) dph. a.
	y at £0 per unit i Sustainabilit 40% Affo	g gain at 200% (rent) & £0 per ur by at £1800 per prdable Hou	nit (intermediat runit is ing		dy at £0 per unit (Sustainabilit 40% Affo	y at £1800 per rdable Hou	it (intermediate unit sing		dy at £0 per unit Sustainabil 40% Affe	ng gain at 2009 (rent) & £0 per u ity at £1800 pe ordable Hou	nit (intermediat r unit ısing		dy at £0 per unit Sustainabili 40% Affe	(rent) & £0 per u lty at £1800 per ordable Hou	nit (intermediate r unit using		y at £0 per unit (Sustainabili 40% Affo	g gain at 2009 rent) & £0 per ui ty at £1800 pe ordable Hou	nit (intermediate runit using
ST E	SHEET 1	Rent to Inter	mediate)):30 (Social F 5 SHEET 1	tent to inter	mediate)	TEST !	5 SHEET 1	Rent to Inte	inediate)	TEST	5 SHEET 1	Rent to Inter	imediate)	TEST	5 SHEET 1	Rent to Inte	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDL	CTION TO AFFOI	
0	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 100%	MIDDLE 67%	UP 56%
1 2	**	4.)	4.1	2011	**	A A	**	2011	**	**	4.4	2011	* *	**	4.4	2011	102%	67%	57% 62%
3		*)	4)	2013		A)		2013		A)	*)	2013	**	4.4		2013	140%	79%	63%
4 5	**	A)	A }	2014	**	A) V V	4)	2014	**	A P	A)	2014	**	(*	4)	2014	141% 297%	80%	62%
6	**	~ ~	A >	2016	• •	~ ~	A >	2016	~ ~	~ ~		2016		~ ~	A >	2016	247%	106%	71%
7 8	**	• •	* *	2017	••	••	*)	2017	••	**	A)	2017	• •	**	4)	2017	199%	99%	68% 65%
9		A)	A)	2019		A)		2019		A)	*)	2019	**		4)	2019	135%	84%	62%
1		A)	4)	2020		A)	4)	2020	**	A)	4)	2020	**	A)	4)	2020	115%	79% 74%	59% 57%
2	(+	A >	A >	2022	A)	A >	A)	2022	4.4	A >	A >	2022	• •	A >	A >	2022	90%	70%	55%
3	A)	**	**	2023	*)	**		2023	A)	**	**	2023	4 +	**	**	2023	82% 79%	67% 66%	53% 52%
5	* >	**	**	2025	A)	* *	**	2025	A >	**	**	2025	A >	**	**	2025	76%	65%	51%
6	*)	**	**	2026	A)	**	**	2026	A)	alue Area: (**	2026	A)	**	**	2026	75%	66%	51%
	15 dwelli 13 Hectare s Gross Absorpti Plannin	e Area: One ings (15 Fla ilte @ (120 D profit: (20%) on: 50 units p. g gain at 100%	ats) IPH) dph. a.	0.	dwellin 13 Hectare s Gross Absorption	profit: (20%) on: 50 units p.a gain at 100%	s) PH) dph. a.		Abbornt Abbornt Abbornt Abbornt Absorpt Plannir	ctare site #(120 Gross profit: (20 Gross profit: (20 Linit (rent) & E0 µ Inability at E10	%) s p.a. poo% eer unit (intern per unit pusing ermediate) ets) PH) dph. a.	T	dwellii : 13 Hectare : Gross Absorpt Plannir	e Area: One ngs (15 Flat site @(120 E s profit: (20%) lon: 50 units p. ng gain at 100%	ts) DPH) dph. .a. 6	0.	dwellii : 13 Hectare : Gross Absorpt Plannir	e Area: One ngs (15 Fla site @(120 E profit: (20%) ion: 50 units p. ig gain at 1009	ts) PPH) dph. a.
sidy	Sustainabilit	(rent) & £26000 per ty at £1800 per	unit	ite) Subsidy	Sustainabilit	rent) & £26000 per y at £1800 per	unit	te) Subsidy	Sustainabil	t (rent) & £26000 pe ity at £1800 pe	r unit	te) Subsidy	at £48500 per unit Sustainabili	(rent) & £26000 pe ity at £1800 per ordable Hou	r unit (intermedia: r unit	e) Subsidy	Sustainabili	(rent) & £26000 pe ty at £1800 pe	unit
70	40% Affo	rdable Hou Rent to Inter	ısing	70	40% Affo 0:30 (Social F	rdable Hou Rent to Inter	sing mediate)	70	40% Aff	ordable Hou Rent to Inte	ısing	70	40% Affe 0:30 (Social	Rent to Inter	using rmediate)	70		Rent to Inte	
	SHEET 1				6 SHEET 1				6 SHEET 1				6 SHEET 1	PDL			6 SHEET 1		
ı	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
1	A)	**	**	2010	A)	**	**	2010	A)	**	**	2010	A >	**	**	2010	56% 56%	46% 46%	42% 42%
2	4)	**	**	2012	4)	**	**	2012	41		**	2012		**	**	2012	71%	51%	45%
3 4	4)	**	**	2013	4)	**	**	2013	A P	**	**	2013 2014	(*	**	**	2013 2014	73% 74%	52% 52%	45% 46%
5	**	* >	A >	2015	**	* >	A >	2015	**	A >		2015	**	A >	* >	2015	136%	69%	53%
6 7	**	A }	4)	2016 2017	• •	A)	4)	2016 2017	~ ~	A)	A)	2016 2017	* *	A)	4)	2016 2017	104%	68% 65%	52% 51%
В	**	* >	* >	2018	4.4	* >	* >	2018	~ ~	* >		2018	• •	A >	* >	2018	90% 79%	61% 58%	49% 48%
9	A)	**	**	2019	A)	**	**	2019	A)	**	**	2019	* *	**	**	2019 2020	79% 71%	58% 56%	48%
1	* >	**	**	2021	*)	**	**	2021	* *	**	**	2021	A >	**	**	2021	65%	54%	45% 44%
2	**	**	**	2022 2023		**	**	2023	**	**	**	2022 2023	* *	**	**	2022 2023	61% 57%	52% 50%	43%
4	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	56% 55%	50% 49%	43% 42%
5 6	**	**		2025	**	**		2025		**	**	2025	**	**	**	2025	55% 54%	49%	42% 42%
								Subsidy a	15 0.13 Her Ab: Pl at £48500 per u Sustai 40 9	alue Area: (dwellings (15 ctare site @(120 Gross profit: (20 sorption: 50 unit lanning gain at 1 unit (rent) & £26 inability at £1800 6 Affordable He social Rent to Ini	Flats) DPH) dph. %) s p.a. 00% 000 per unit (i) per unit	ntermedi	ate)						

Subsidy 70	15 dwelli 13 Hectare s Gross Absorption Planning at £25000 per unit of Sustainabilit 40% Affo	e Area: One ngs (15 Fla ite @(120 D profit: (20%) on: 50 units p. g gain at 100% (rent) a £22000 per y at £1800 per rdable Hou Rent to Inter	ats) PH) dph. a. r unit (intermediate unit sing	i) Subsidy	dwellin 13 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £22000 per y at £1800 per rdable Hou	s) PH) dph. a. unit (intermediate unit sing	i) Subsidy	dwellir 13 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 40% Affo	e Area: One ngs (15 Fla site @(120 E profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe ty at £1800 pe prdable Hou Rent to Inte	ts) DPH) dph. a. funit (intermediate or unit unit unit unit unit unit unit unit	o) Subsidy	dwellin .13 Hectare s Gross Absorptic Planning y at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	ts) DPH) dph. a. 6 r unit (intermediator unit unit unit unit unit unit unit unit	e) Subsidy	dwellin 13 Hectare s Gross Absorpti Plannin r at £25000 per unit Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	s) PH) dph. a. unit (intermediate) unit sing
IESI A	SHEELL	GREENFIELD		IESI	/ SHEET I	INDUSTRIAL1		IESI	/ SHEET I	INDUSTRIAL2		IESI	/ SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	I	DOWN	MIDDLE	UP	I	DOWN	MIDDLE	UP	I	DOWN	MIDDLE	UP
2010 2011	* >	**	**	2010 2011	*)	**	**	2010 2011	* >	**	**	2010 2011	A)	**	**	2010 2011	71%	53% 53%	47% 47%
2012	**	**	**	2012	4.4	**	**	2012	~ ~	**		2012	~ ~	**		2012	90%	60%	51%
2013 2014	**	**	**	2013	••	**	**	2013 2014	**	**	**	2013		**	**	2013 2014	93%	61% 62%	52% 52%
2015	**	A)	A >	2015	•••	A >	A >	2015		A)	A)	2015		(*	A)	2015	170%	81%	60%
2016	**	* >	* >	2016	**	* >	* >	2016	**	A P	* >	2016	~~	(+	A >	2016	151%	79%	59%
2017 2018	**	* >	A >	2017	• •	A >	A)	2017	**	A)		2017		A P	A)	2017	128%	75% 71%	57% 55%
2019	**	*>	* >	2019	~ ~	* >	* >	2019	**	A >	* >	2019	••	A >	* >	2019	95%	67%	53%
2020 2021	A):	**	**	2020	A)	**	**	2020	A)	**	**	2020	A P	**	**	2020	84% 76%	63% 61%	51% 49%
2022	* >	**	**	2022	A)	**	**	2022	A)	**	**	2022	A)	**	**	2022	70%	58%	48%
2023	* >	**	**	2023	.)	**	**	2023	* >	**	**	2023	A >	**	**	2023	65%	56%	46%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	63%	55% 54%	46% 45%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	* *	**	2026	61%	55%	45%
	Value	Area: One	·			Area: One		Subsidy	0.13 Hec Abs Pis at £25000 per u Sustair 40% 70:30 (S Value	dwellings (15 interesting the state of the	DPH) dph. (%) (s p.a. 00% 000 per unit (in 0 per unit busing termediate)	termedi	Value	e Area: One			Value	∋ Area: One	
	Gross Absorption Planning at £36000 per unit Sustainabilit	ings (15 Flatite @(120 D) profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per ry at £1800 per	PH) dph. a. brunit (intermediate		13 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) in: 50 units p.a j gain at 100%	PH) dph. i. unit (intermediate unit		Gross Absorpti Plannin at £36000 per unit Sustainabilii	ngs (15 Flat site @(120 E profit: (20%) ion: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe prdable Hou	OPH) dph. a. 6 r unit (intermediate r unit		.13 Hectare s Gross Absorpti Planning y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	OPH) dph. a. 6 r unit (intermediat		.13 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabili:	profit: (20%) on: 50 units p.: g gain at 100%	PH) dph. a. unit (intermediate) unit
	:30 (Social F	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)		:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inter	rmediate)	70	0:30 (Social	Rent to Inter	mediate)
TEST 8	SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDU	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	4)	**	**	2010 2011	4)	**	**	2010 2011	<u> </u>	**	**	2010 2011	<u> </u>	**	**	2010 2011	64%	49% 49%	45% 45%
2012	4.4	**	**	2012	* >	**	**	2012	A F			2012	• •	**		2012	80%	55%	48%
2013 2014	(*	**	**	2013 2014	*)	**	**	2013 2014	A)	**	**	2013 2014		**	**	2013 2014	83%	57% 58%	49% 49%
2015	* *	* >	A >	2015	* *	* >	A >	2015	* *	A >	A >	2015	••	(+		2015	154%	75%	57%
2016 2017	**	* >	A }	2016	••	A >		2016	••	A)	A)	2016	••	A P	* >	2016	137%	74%	56% 54%
2018	•••	*)	* >	2018	**	A)	*)	2018	**	A)	*)	2018	**	* >	*)	2018	100%	67%	52%
019 020	4.1	**	**	2019 2020		**	**	2019	(v	**	**	2019 2020	**	**	**	2019 2020	87%	63% 60%	50% 49%
020	4.)	**	**	2020	A)		**	2020	A)			2020	A)	**		2020	78%	58%	47%
022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	66%	55%	46%
2023 2024	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	62%	53% 53%	45% 44%
025	**	**	**	2025	**	**	**	2025	**	**	**	2025		**		2025	59%	52%	44%
026	**	**	**	2026	**	**	**	2026	A A	alue Area: 0	no.	2026	**	**	**	2026	58%	52%	44%
	O dw O site Gro Ab: Plannii Su Susta	ue Area: 0 wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous' 0	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 corption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0		Subsidy	at £36000 per u Sustair 40% 70:30 (S Vali dw O sith Gre Ab Planni Su	ctare site @(120 forces profit: (20 corption: 50 unit anning gain at 1 in it (rent) & 4 chability at £1800 & Affordable Habelling (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	9%) Is p.a. 00% 000 per unit (in 0 per unit ousing termediate)	termedi	Valu dw 0 site Gro Ab Planni Su Suste	ue Area: 0 rellings (0) ew (0) dph. ses profit: 0 sorption: 0 ng gain at 0% shiskly at 0 sinability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Se Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 innability at 0 rdable Hou: 0	sing
TEST 9	SHEET 1			TEST	9 SHEET 1	_		TEST	9 SHEET 1			TEST	9 SHEET 1			TEST	9 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	REDU DOWN O%	CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Ď	-	- 1	-	ŏ	-	-	-	o o	P	/alue Area: 0 dwellings (0) 0 site @(0) dpi Gross profit: 0 Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho) h.) 0%	ō		-	-	ō	0% 0%	0% 0%	0% 0%

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. uss profit: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O site Gro Abs Plannir Su Susta	ple Area: 0 cellings (0) cellings (0) cellings (0) cellings (0) dph. ss profit: 0 sorption: 0 sing gain at 0% bidy at 0 inability at 0 dable Hous 0	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O site Gro Abs Plannii Su Susta	ple Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous	sing	TEST	dw 0 site Gro Ab Planni Su Susta 0% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ng gain at 0% absidy at 0 alnability at 0 rdable Hou 0	-
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		INDUSTRIAL2 MIDDLE) n.	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	REDU DOWN O'%	CTION TO AFFOR ON A FFOR AFFOR	COASLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Subsi	15 dwelli 13 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	ats) DPH) dph. .a. 6 nit (intermediate unit using	s) Subsi	dwellin 13 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilii	profit: (20%) un: 50 units p.s gain at 100% rent) & £0 per un y at £600 per rdable Hou	s) PH) dph. i. iit (intermediate unit sing) Subsi	Value dwellir .13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	using b ts) DPH) dph. a. 6 nit (Intermediate) unit using	Subsi	dwellin .13 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u ty at £600 per rdable Hou	ss) PH) dph. a. bit (intermediate unit	Subsid	dwellir .13 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabil 40% Affc 0:30 (Social 11 SHEET 1	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u ity at £600 per ordable Hou	ts) DPH) dph. a. 6 init (intermediate) unit using rmediate)
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 88%	MIDDLE 63%	UP 54%
2011	• •	**	**	2011	A } • •	**	**	2011	(v	**	**	2011 2012	• •	**	**	2011	89% 111%	63% 71%	54% 59%
2013 2014	• •	A)	A)	2013	••	A)	A)	2013	**	A)	4)	2013	••	A):	A)	2013	115%	72%	59% 59%
2015	**	**	4)	2015	**	**	A)	2015	**	**	A)	2015	**	**	* >	2015	200%	95%	68%
2016 2017	• •	(*	4)	2016 2017	**	(¥	A }	2016 2017	• •	A P	A)	2016 2017	**	••	A >	2016 2017	177% 151%	92% 87%	66% 64%
2018 2019	• •	A)	A)	2018 2019	**	A }	A):	2018 2019	**	A)	*)	2018 2019	• •	(v	A):	2018 2019	130% 112%	82% 77%	61% 59%
2020 2021		*)	* *	2020	~ v	* *	*)	2020 2021	~ +	*)	* *	2020 2021	**	* *	*)	2020 2021	99% 88%	72% 69%	56% 54%
2022	A)	**		2022	A P	**		2022	* >		**	2022	(v	**		2022	81%	66%	52%
2024	* >	**	**	2024	A)	**	**	2024	A P	**	**	2024	A P	**	**	2024	72%	63% 62%	51% 50%
2025 2026	* >	**	**	2025 2026	**	**	**	2025 2026	A P	**		2025 2026	* >	**	**	2025 2026	70% 70%	61% 62%	50% 49%
0.	15 dwelli 13 Hectare s	e Area: One ings (15 Fl site @(120 E	ats) OPH) dph.	0.	dwellin 13 Hectare s	Area: One gs (15 Flat lite @(120 D	s) PH) dph.		0.13 Hectare S	nability at £600 Affordable Hoodial Rent to Interest One Area: One ags (15 Flat site @(120 E	Flats) DPH) dph. %) s p.a. 00% per unit (interme per unit busing ermediate) bts)		dwellin .13 Hectare s	o Area: One gs (15 Flat ite @(120 D	s) PH) dph.	0	dwellin 13 Hectare s	e Area: One gs (15 Fla site @(120 E	s ts) JPH) dph.
	Absorpti Plannin dy at £0 per unit i Sustainabi	llity at £0 per u	6 nit (intermediate unit using		Absorption Planning dy at £0 per unit (Sustainabi	lity at £0 per u rdable Hou	it (intermediate nit sing		Absorpti Plannin dy at £0 per unit Sustainab	ility at £0 per u	6 nit (intermediate) unit using		Absorption Planning idy at £0 per unit (Sustainabi	lity at £0 per u rdable Hou	nit (intermediate unit us ing		Absorpti Plannin y at £0 per unit (Sustainab	ility at £0 per o	6 nit (intermediate) unit using
	12 SHEET 1	GREENEIEI D			12 SHEET 1	INDUSTRIAL1			12 SHEET 1	INDUSTRIAL2			12 SHEET 1	PDI			12 SHEET 1		
2045	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010 011	4.4	**	**	2010	**	**	**	2010 2011	4 ¥	**	**	2010 2011	••	**	**	2010	86% 87%	62% 62%	54% 54%
012 013	**	A)	4)	2012	**	A)	A)	2012 2013	**	A)	4)	2012 2013	••	41	4)	2012 2013	109% 113%	70% 72%	58% 59%
014	**	* >	A)	2014	• •	A)	A)	2014	* *	A }	A)	2014	**	* >	* >	2014	113% 192%	72%	59%
015 016	• •	* *	A >	2015 2016	**	(v	A >	2015 2016	• •	4.4	A)	2015 2016	* *	**	* >	2015 2016	171%	93% 91%	68% 66%
017 018	••	(v	4)	2017	**	A }	A)	2017 2018		A)	A)	2017 2018	**	(v	A)	2017 2018	147% 127%	86% 81%	63% 61%
019	**	* >	A >	2019	• •	* >	* >	2019	**	* >	* >	2019	**	* >	* >	2019	110% 97%	76% 72%	58%
020 021		**	**	2020	A >	**	* *	2020 2021	A Þ	A)	**	2020 2021	**	* *	* *	2020	87%	68%	56% 54%
022	A)	**	**	2022 2023	4)	**	**	2022 2023	A Þ	**	**	2022 2023	A >	**	**	2022 2023	80% 74%	65% 62%	52% 50%
2024	* >	**	**	2024	. >	**	**	2024	A P	**	**	2024	* }	**	**	2024	71%	61%	50%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	* *	**	**	2025 2026	**	**	**	2025 2026	70% 69%	61%	49% 49%
								Sut	15 0.13 Hec C Abs Pla osidy at E0 per u Susta 40%	Ilue Area: (dwellings (15 tare site @(120 fross profit: (20 orption: 50 unit unning gain at 11 init (rent) & E0 p ainability at E0 p Affordable Ho ocial Rent to Int	Flats) DPH) dph. %) s p.a. 00% per unit (intermeter unit busing	ediate)							

Subsid	15 dwelli 13 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	e Area: One ngs (15 Flatite @(120 D profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	ets) PH) dph. a. iit (intermediate unit sing) Subsid	dwelling 13 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwellir 13 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	e Area: One ngs (15 Fla site @(120 E s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) DPH) dph. a. 6 init (intermediate) r unit using) Subsi	dwellin 13 Hectare s Gross Absorpti Plannin idy at £0 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dpha6 init (intermediate r unit	e) Subsid	dwellir .13 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
	3 SHEET 1	kent to inter	mediate)		13 SHEET 1	tent to inter	mediate)		13 SHEET 1	Rent to Inte	(mediate)		13 SHEET 1	Rent to inte	rmediate)		13 SHEET 1		
ı	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDU DOWN	CTION TO AFFOR	DABLE
010	* >	* *	**	2010	* >	**	**	2010	A >	**	**	2010	~ ~	**	**	2010	78%	54%	46%
011 012	4.4	**	**	2011		**	**	2011	A Þ	**	**	2011	(v	**	**	2011	78%	54% 62%	47% 51%
013	• •	**	* *	2013	**	**	**	2013	~ ~	**	**	2013	**	**	**	2013	103%	63%	51%
014 015	**	4.4	**	2014	* *	**	4.)	2014	**	**	4.4	2014	**	**	44	2014	104%	64%	51% 59%
016	**	A)	*)	2016	**	A >	4)	2016		A)	4)	2016	~ ~	(•	4)	2016	163%	81%	57%
017	**	*)	A F	2017	* *	* >	A }	2017	• •	A P	* >	2017	* *	A P	A >	2017	137%	76%	55%
018 019	**	4)	<u> </u>	2018 2019	**	A)	4)	2018	**	A)	A)	2018 2019	**	A)	4)	2018	99%	67%	53% 50%
020		**	**	2020	* >	* *	**	2020	A >	**	**	2020	V V	**	**	2020	87%	63%	48%
021 022	4 >	**	**	2021	* >	**	**	2021	A }	**	**	2021	A >	**	**	2021	77% 70%	60% 57%	46% 45%
023	A >	**	* *	2023	* >	**	**	2023	A >	**	**	2023	* >	**	**	2023	65%	54%	43%
024 025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	63%	53% 53%	43% 42%
026	**	**	**	2026	**	**	**	2026	* *	alue Area: 0	**	2026	**	**	**	2026	60%	53%	42%
Subsid	15 dwelli 13 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	Area: One ngs (15 Fla ite @(120 D profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	ets) PH) dph. a. iit (intermediate unit sing) Subsid	dwelling 13 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. a. iiit (intermediate unit sing	O.	Sustain 40% 50:50 (S Value dwellir 13 Hectare: Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affe	nability at £1800 6 Affordable He iocial Rent to Int e Area: One ngs (15 Fla site @(120 E s profit: (20%) ion: 50 units p. ng gain at 1009	ermediate) by ts) DPH) dph. a. 6 nit (Intermediate) r unit using	O. Subsi	dwellin 13 Hectare s Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. .a. 6 init (intermediate or unit	e) Subsid	dwellir .13 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
	4 SHEET 1	tent to miter	mediate)		14 SHEET 1	tent to inter	mediate)		14 SHEET 1	Kent to mite	mediate		14 SHEET 1	Kent to mie	rinediate		14 SHEET 1	item to mite	mediate)
ſ	DOWN	GREENFIELD	UB	4	DOWN	INDUSTRIAL1	un	4	DOWN	INDUSTRIAL2	Lin		DOUBL	PDL	un	4		CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 31%	26%
011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	47%	32%	26%
012 013	* >	**		2012 2013	* >	**	**	2012	A)	**	**	2012 2013	A P	**	**	2012	59% 61%	36% 37%	29% 29%
014 015	A)	**	**	2014	* >	**	**	2014	* >	**	**	2014	A F	**	**	2014	60%	37%	28%
)15)16	**	**	* *	2015 2016		**	**	2015	••	**	4.4	2015 2016		**	**	2015	108% 94%	47% 46%	33% 32%
017	(*	**	**	2017	A >	**	**	2017	A }	**	**	2017	~ ~	**	**	2017	77%	43%	30%
118 119	*)	**		2018 2019	A)	**		2018	A)	**	**	2018 2019	A)	**	**	2018 2019	65% 56%	40% 37%	28% 27%
120	A >	**	* *	2020	. >	**	**	2020	A >	**	**	2020	* >	**	**	2020	49%	35%	26%
21 22	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	43% 39%	33% 31%	25% 24%
23	**	**	* *	2023	**	**		2023	**	**	**	2023		**	**	2023	36%	30%	23%
124 125	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	35% 34%	29% 29%	23% 22%
026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	34%	30%	23%
	0 dw 0 site Gro Abb Plannii Su Susta 0% Affor	ue Area: 0 vellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisldy at 0 inability at 0 rdable Hous 0	sing		dw O site Gro Abs Plannir Su Susta O% Affor	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 iorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing		0.13 Hec Abs Pic Sustain 40% 0:100 (S Vali Gri Abs Planni Sis	dwellings (15 tare site @(120 corption: 50 unil anning gain at 1 unit (rent) & E0 (nability at E1800 corption: 50 unil unit (rent) & E0 (nability at E1800 corption: 50 unil unit (rent) & E0 (nability at E1800 corption: 6 Affordable Houselal Rent to Init use Area: 0 veillings (0) e @(0) dph. oss profit: 0 ossorption: 0 (ng gain at 0% ubsidy at 0 alnability at 0 rdable Houselal Corption: 0 (nability at 0 corption: 0 (nabili	DPH) dph. %) s p.a. 00% ser unit (intermi) per unit busing ermediate)		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous 0	sing
EST 1	5 SHEET 1	CREENTIFIC		TEST	15 SHEET 1	INDUSTRIAL		TEST	15 SHEET 1	INDUIDADIA		TEST	15 SHEET 1	per		TEST	15 SHEET 1	CTION TO AFF	DARLE
[DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	l	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
ŀ				0		-		0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0		-		0	-	-		0	-	-	-	0	0%	0%	0%
			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ŀ				0		-		0	-	-		0		-	-	0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-		0	-			0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-		0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0% 0%
				0	-	-	-	0		-		0	-	-	-	0	0%	0%	0%
				0		-		0				0		-		0	0% 0%	0% 0%	0% 0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) 1. 0%								

Subsi	15 dwelli 13 Hectare s Gross Absorptic Planniug dy at £0 per unit (Sustainabilit 40% Affo 0:30 (Social F	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u by at £1800 per prodable Hou	ats) DPH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	e) Subsit	dwellin 13 Hectare s Gross Absorpti Plannig dy at £0 per unit (Sustainabilit 40% Affo 0:30 (Social F	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. a. iit (intermediate unit sing	s) Subs	dwellii .13 Hectare Gross Absorpt Plannii idy at £0 per unit Sustainabil 40% Aff D: 30 (Social	s profit: (25%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. .a. 6 init (intermediate r unit) Subsi	dwellin 13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilli 40% Affo 0: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per unity at £1800 per prdable Hou	s) PH) dph. a. ait (intermediate unit	Subsidy	dwellir 13 Hectare : Gross Absorpti Plannir y at £0 per unit (Sustainabili 40% Affo 2: 30 (Social	profit: (25%) ion: 50 units p. ig gain at 1009 rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. a. 6 nit (intermediate) r unit using
TEST	16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFO	RDABI F
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 56%
2011	**	* >	A P	2011	**	A)	4)	2011	**	A >	*)	2011	**	A >	*)	2011	104%	68% 68%	57%
2012 2013	**	A)	A }	2012	**	A)	4)	2012	**	A)	A)	2012	**	(*	A)	2012	143%	78%	62% 63%
2014	**	*	* >	2014	**	A >	A >	2014	**	A P	*)	2014	**	1.	* >	2014	151%	81%	63%
2015 2016	••	**	A F	2015 2016		**	4)	2015	**	**	A)	2015 2016	**		A)	2015	366% 292%	114%	75% 72%
2017	• •	• •	A P	2017	• •	**	A >	2017	• • •	• •	A >	2017	• •		* >	2017	224%	102%	68%
2018 2019	•••	(*	A)	2018		A P	A)	2018	**	A >	A)	2018	**	**	*)	2018	176% 143%	93% 86%	65% 62%
2020	**		A)	2020	**	A)	* >	2020	* *	A.)	A)	2020	**	(*	*>	2020	120%	80%	59%
2021 2022	• •	* >	A }	2021 2022	(*	A)	4)	2021 2022	**	A >	A >	2021 2022	• •	A >	A)	2021 2022	104% 92%	75%	57% 54%
2023 2024	A.):	**	**	2023 2024	*)	**		2023 2024	A >	**	**	2023 2024	(*	**	**	2023 2024	83% 80%	68% 66%	52% 52%
2024 2025 2026	A P	**	**	2024	A)	**	**	2025	A P	**	**	2025	A P	**	* *	2024 2025 2026	77%	65%	51%
2020	->	**		2020		**		2026 Su	0.13 He 0.13 He Ab Pl psidy at E0 per u Sustai	alue Area: (dwellings (15 tare site @(120 Gross profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & E0 nability at £1800 6 Affordable He	Flats) DPH) dph. %) Is p.a. 00% per unit (interm	2026 ediate)	->	**	**	2020	70%	66%	51%
	Value	Area: One			Volue	Area: One			70:30 (5	e Area: One	termediate)		Volue	Area: One			Volu	e Area: One	
	15 dwelli 13 Hectare s	ngs (15 Fl	ats)		dwellin 13 Hectare s	gs (15 Flat	s)		dwelli	ngs (15 Fla	ts)		dwellin	igs (15 Flat	s)		dwellir	ngs (15 Fla	ts)
	Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100%	a. 6 nit (intermediat r unit		Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a gain at 100%	a. hit (intermediate		Absorpt Plannir idy at £0 per unit Sustainabil	s profit: (17%) ion: 50 units p ng gain at 1009	.a. 6 nit (intermediate r unit		13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilit	site @(120 D profit: (17%) on: 50 units p. g gain at 100%	PH) dph. a. it (intermediate		13 Hectare : Gross Absorpti Plannir (at £0 per unit (Sustainabili	site @(120 E profit: (17%) lon: 50 units p. ig gain at 1009	DPH) dph. a. 6 nit (intermediate)
70	:30 (Social F			70	0:30 (Social F			7	0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I			70	0:30 (Social		
TEST	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFO	RDABI F
0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	1.	**	**	2010 2011	4)	**		2010	A >	**	**	2010 2011	**	**	**	2010 2011	85%	62% 62%	54% 54%
2012 2013	••	**	44	2012	••	**		2012	••	**	**	2012 2013	* * * *	A A .	4.1	2012	106% 109%	69%	58% 59%
2014	**	4)	A F	2014	**	* >	A >	2014	**	A >	*)	2014	~ ~	4)	* >	2014	110%	72%	59%
2015 2016		**	A P	2015 2016		A)	4)	2015	**	4.4	A)	2015 2016	* *	**	* >	2015	178%	91%	67% 66%
2017	• •	A.)	A >	2017	**	* >	A >	2017	**	A >		2017	~ ~	(*	*	2017	139%	85%	63%
2018 2019	• •	4.)	A >	2018	**	A)	4)	2018	**	A >		2018	**	A >	* >	2018	122% 107%	79% 75%	61% 58%
2020	• •		* >	2020	**	A >		2020	* *	A >		2020	* *	A >		2020	95%	71%	56%
2021 2022	A P	**	**	2021 2022	A)	**	**	2021 2022	A >	**	**	2021 2022	A P	**	**	2021 2022	79%	68% 65%	54% 52%
2023 2024	A.):	**	**	2023 2024	*)	**	**	2023 2024	A F	**	**	2023 2024	A)	**	**	2023 2024	73%	62%	50% 50%
2025	**	**	**	2025		**		2025		**	**	2025		**	**	2025	69%	61% 60%	49%
2026	**	**	**	2026	**	**	**	2026	V	alue Area: 0	no.	2026	**	**	**	2026	68%	61%	49%
	0 dv	ue Area: 0 vellings (0)			dw	ie Area: 0 ellings (0)		Su	0.13 Her Abr Pi osidy at E0 per u Sustai 409 70:30 (S Vali	nability at £1800 6 Affordable Ho locial Rent to Int ue Area: 0 vellings (0)	DPH) dph. %) is p.a. 00% per unit (interm) per unit busing	ediate)	dw	ue Area: 0			dv	ue Area: 0 /ellings (0)	
	0 site	e @(0) dph. ess profit: 0				e @(0) dph. ss profit: 0			0 sit	e @(0) dph. oss profit: 0			0 site	e @(0) dph. oss profit: 0			0 sit	e @(0) dph. oss profit: 0	
	Ab:	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			Al	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ing gain at 0%	
	Su	ibsidy at 0			Su	bsidy at 0			s	ubsidy at 0			Su	ubsidy at 0			Si	ubsidy at 0	
		inability at 0 rdable Hou	sing			inability at 0 dable Hous	ing		0% Affo	alnability at 0 rdable Hou	sing		0% Affor	ainability at 0 rdable Hous	sing			ainability at 0 rdable Hou	sing
TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
		GREENFIELD	ı			INDUSTRIAL1	1	↓		INDUSTRIAL2	I	1		PDL		1	REDU	CTION TO AFFO	
0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0		-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0		-		0	0%	0%	0%
o	-	-		0		-		0	-	-		0	-	-		0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-		0	-	-	-	0	0% 0%	0%	0%
0	-			0				0			-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o	-			0		-		0				0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o	-			0	-			0			-	0	-	-		0	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
o				0				0				o				o o	0%	0%	0%
									,	O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) h.) 0%								

NOUSTRIAL1 NOUSTRIAL1 NOUSTRIAL1 NOUSTRIAL2 POL NOUSTRIAL1 NOUSTRIAL2 POL NOUSTRIAL1 NOUSTRIAL2 POL NOUSTRIAL2 POL NOUSTRIAL3 POL NOU																			
O sto e(O) geh. O sto e(O)	Val	ue Area: 0																	
Consequent Con	0 d	wellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dw	ellings (0)	
Absorption Description D	0 sit	e @(0) dph.																	
Pleaseng gain at Or. Statisticality of Or. Affordable Housing Statisticality of Or. Affordable Housing Or. Affordabl																			
Subsidiary of One Affordable Housing Office	Al	osorption: 0			Abs	sorption: 0			Ab	sorption: 0			Ab	sorption: 0			Ab	sorption: 0	
Subsidiary of One Affordable Housing Office	Plann	ing gain at 0%			Plannir	ng gain at 0%			Plann	ing gain at 0%			Planni	ng gain at 0%			Plannii	ng gain at 0%	
90% Affordable Housing 190% Af	S	ubsidy at 0			Su	bsidy at 0							Su	bsidy at 0			Su	bsidy at 0	
Value Area: 0	Sust	ainability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	inability at 0			Susta	inability at 0	
19 19 19 19 19 19 19 19	0% Affo	rdable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	sing		0% Affor	dable Hous	sing
Company March Company March Company Company Company March Company	ST 19 SHEET 1			TEST 19	9 SHEET 1			TEST	19 SHEET 1			TEST 1	19 SHEET 1	- 0		TEST			
Control Cont	_	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		١,		PDL				CTION TO AFFOR	DABLE
	DOWN	MIDDLE			DOWN	MIDDLE			DOWN	MIDDLE			DOWN		UP	0	DOWN	MIDDLE	UP
Value Area: 0 Overlings (D) Overlings (D			_			-	-				_	ů		_		0			
Control Cont		-	-	0		-	-	0	-	-	-	0			-	0			
						-	-	0				Š				0			
Value Area 0 O Substitute O O Substitute O O O O O O O O O				0				0				ň				0			
Value Area: 0 Ostero Ost				0				0			_	0				0			
				o =				o				0				ō	0%	0%	0%
- - - 0 0 - - 0 0 0	_	-	-	0	-	-	-	0	-	-	-	0		-	-	0			0%
- - - 0 - - 0 - - 0 0	-	-	-	0	-	-	-	0	-	_	-	0	-		-	0			
- - 0 0 - 0 0 0 0 0	-	-	-	0	-	-		0	-	-	-	0	-	-	-	0			
Value Area: 0	_	_	-	_		_	_	-	-	_	-	0	-	-	_	0			
Value Area: 0 Ownerings (0) Ownerings (0	_	_	_	0		-	_		_	_	-	0	-	_	_	0			
Cross profit O	-	-	-	0	-	-	-	-	-	-	-	0	-	-	-	0			
Value Area: 0 O O O O O O O O O	-	-	-	0	-	-	-		-	-	-	0	-	-	-	0		0%	
Value Area: 0 O O O O O O O O O			-	U L		-	-		-			U			-	0		0%	0%
Value Area: 0 Outself (0)			-	U L		-	-	U U	-			U			-	0			
O devellings (D) O site (PC) dph. O site (PC)				ا ا				ľ		-	-	ı°				lo.	U%	076	J76
Value Area: 0 O Value Area: 0 O O Value Area: 0 O O O O O O O O O									F	Gross profit: 0 Absorption: 0 Planning gain at									
0 dwellings (0)										Sustainability at									
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sub									0%	Affordable Ho 0									
Cross profit: 0	Val	ue Area: 0			Valu	ie Area: 0			0% Val	Sustainability at Affordable Ho 0 ue Area: 0			Valu	ie Area: 0			Valu	ie Area: 0	
Absorption 0 Planning gain at 0% Subsidy at 0	0 d	wellings (0)			dw	ellings (0)			0% Val	Affordable Ho 0 ue Area: 0 vellings (0)			dw	ellings (0)			dw	ellings (0)	
Planning gain at 0% Substity at 0 Sustainability at 0 O% Affordable Housing O% Affordable Ho	0 d 0 sit	wellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			0% Val dw 0 sit	Sustainability at Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
Subsidy at 0 Subsidially at 0 O% Affordable Housing 0	0 d 0 sit Gr	wellings (0) e @(0) dph. oss profit: 0			dw O site Gro	ellings (0) e @(0) dph. ss profit: 0			0% Val dv 0 sit Gre	Sustainability at Affordable Ho 0 ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
Sustainability at 0 O% Affordable Housing 0 O% Affordable Housin	0 d 0 sit Gr At	wellings (0) te @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			0% Vali dv 0 sit Gri Ab	Sustainability at Affordable Ho 0 ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 osorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
0% Affordable Housing 0 ()	O d O sit Gr At Plann S	wellings (0) te @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0%			0% Vali dv 0 sit Gri At Planni Si	Sustainability at Affordable Ho 0 ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 ossprotion: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dw 0 site Gro Ab: Plannii Su	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0% ebsidy at 0	
20 SHET 1	O d O sit Gr At Plann S	wellings (0) te @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			0% Vali dv 0 sit Gri At Planni Si	Sustainability at Affordable Ho 0 ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 ossprotion: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab Planni Su	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0			dw 0 site Gro Ab: Plannii Su	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0% ebsidy at 0	
NOUSTRULE NOUSTRULE NOUSTRULE POL POL NOUSTRULE POL POL NOUSTRULE POL	O d O sit Gr Al Plann S Sust	wellings (0) te @(0) dph. toss profit: 0 profit: 0 profit: 0 profit: 0 well all all all all all all all all all profit: 0 profit: 0 prof	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		0% Vali dv 0 sit Gri At Planni Si Sust	Sustainability at Affordable Ho 0 ue Area: 0 wellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou	using		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elinability at 0 erdable House	sing
DOWN MIDULE UP UP UP UP UP UP UP U	0 d 0 sit Gr At Plann S Sust 0% Aff	wellings (0) te @(0) dph. toss profit: 0 profit: 0 profit: 0 profit: 0 well all all all all all all all all all profit: 0 profit: 0 prof	sing		dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		Vali dw 0 sit Gre Ab Plann Sr Sust 0% Affo	Sustainability at Affordable Ho 0 ue Area: 0 wellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou	using		dw O site Gro Ab Planni Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Su Susta O% Affor	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elinability at 0 erdable House	sing
0	0 d 0 sit Gr At Plann S Sust 0% Aff	wellings (0) te @(0) dph. toss profit: 0 asorption: 0 aling gain at 0% ubsidy at 0 alinability at 0 ardable Hou 0	sing	TEST 20	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	Vali dw 0 sit Gre Ab Plann Sr Sust 0% Affo	Sustainability at Affordable Ho O Use Area: O vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% oblight at 0 ainability at 0 rdable Hou O	using	TEST 2	dw O site Gro Ab Planni Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing	TEST	dw O site Gro Ab: Plannli Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	
0 0 0 0 0 - 0	0 d 0 sit Gr At Plann S Sust 0% Aff o	wellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD		TEST 20	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST	0% Vali dv 0 sit Gri At Planni Si Sust 0% Affo	Sustainability at Affordable Ho O Use Area: O vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou O	using	TEST 2	dw 0 site Gro Ab: Planni Su Suste 0% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous 0		TEST	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0	DABLE
0 0 0 0 - 0 0 0 - 0 - 0	0 d 0 sit Gr At Plann S Sust 0% Aff o	wellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD		TEST 20	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		0	0% Vali dv 0 sit Gri At Planni Si Sust 0% Affo	Sustainability at Affordable Ho O Use Area: O vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou O	using	TEST 2	dw 0 site Gro Ab: Planni Su Suste 0% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous 0		TEST	dw 0 site Gro Ab Planni Su Sus Susta 0% Affor	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0%
0	0 d 0 sit Gr At Plann S Sust 0% Affo	wellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD	UP -	TEST 20	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		0	0% Vali dv 0 sit Gri At Planni Si Sust 0% Affo	Sustainability at Affordable Ho O Use Area: O vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou O	using	TEST 2	dw 0 site Gro Ab: Planni Su Suste 0% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous 0		TEST	dw O site Gro Ab: Planni Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
0 0 0 0 0 - 0	0 d d 0 sit of 0 sit	wellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD	UP -	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannin Su Susta O% Affor D SHEET 1	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 ddable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0	0% Vali dw 0 sitt Gri At Planni Si Susti	Sustainability at Affordable Ho 0 0 ue Area: 0 wellings (0) e @ (0) dph. oss profit: 0 oling gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	sing UP	TEST 2	O slite Gre Ab: Planni Suste O% Affoi 20 SHEET 1 DOWN -	ellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP - -	TEST	dw O site Gro Ab Plannii Su Susta O% Affor 20 SHEET 1 REDUX DOWN 0% 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0% 0% 0%
0 0 0 0 0 0 7% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	O d O sit Gr At Plann S Sust O' O' Affo ST 20 SHEET 1 DOWN	wellings (0) te @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	TEST 20	dw O site Gro Abs Plannir Susta O% Affor D SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	O% Vali dw O sit Gre At Planni Si Sust O% Affo 20 SHEET 1 DOWN	Sustainability at Affordable Ho 0 ue Area: 0 vellings (0) e @ (0) dph. ossorption: 0 ing gain at 0% ubsidy at 0 dianability at 0 rdable Hou 0 inDUSTRIAL2 MIDDLE	sing UP	TEST 2	O slitte Gre Ab: Planni Su. Suste O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O site Gro Ab: Plannin Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) ge (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
0 0 0 0 0 -	O d O sit O	wellings (0) se @(0) dph. se @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD MIDDLE	UP	TEST 20	dw O site Gro Ab: Plannin Su Susta O% Affor DOWN	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0 0	O% Vali dw O sit Gre At Planni Si Sust O% Affo 20 SHEET 1 DOWN	Sustainability at Affordable Ho Que Area: 0 vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% obsidy at 0 alnability at 0 rdable Hou O INDUSTRIAL2 MIDDLE	sing UP	TEST 2	dw O site Gre Ab Planni Su Suste O'A Affor 20 SHEET 1 DOWN	ellings (0) ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O site Gro Ab Plannini Su Susta O% Affor 20 SHEET 1 REDUX O% O% O% O% O% O%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
- - 0 - - 0 0 - - 0 0	O d O sit O	wellings (0) se @(0) dph. se @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor DOWN	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0 0	O% Vali dw O sit Gre At Planni Si Sust O% Affo 20 SHEET 1 DOWN	Sustainability at Affordable Ho Que Area: 0 vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% obsidy at 0 alnability at 0 rdable Hou O INDUSTRIAL2 MIDDLE	sing UP	TEST 2	dw O site Gre Ab Planni Su Suste O'A Affor 20 SHEET 1 DOWN	ellings (0) ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST .	0 site Gro Ab: Plannin Su Sususta 0% Affor 20 SHEET 1 REDUX 0% 0% 0% 0% 0% 0% 0% 0% 0%	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inhability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
0 0 0 0 - 0 - 0 -	O d O sit O	wellings (0) se @(0) dph. se @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor DOWN	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0 0 0	O% Vali dw O sit Gre At Planni Si Sust O% Affo 20 SHEET 1 DOWN	Sustainability at Affordable Ho Que Area: 0 vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% obsidy at 0 alnability at 0 rdable Hou O INDUSTRIAL2 MIDDLE	sing UP	TEST 2	dw O site Gre Ab Planni Su Suste O'A Affor 20 SHEET 1 DOWN	ellings (0) ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST .	O site Gro Abb Plannin Su Susta O% Affor 20 SHEET 1 REDUX 0% 0% 0% 0% 0% 0% 0% 0% 0%	ellings (0) ellings (0) go @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 inability at 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0%
0 0	O d O sit O	wellings (0) se @(0) dph. se @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor DOWN	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0 0 0	O% Vali dw O sit Gre At Planni Si Sust O% Affo 20 SHEET 1 DOWN	Sustainability at Affordable Ho Que Area: 0 vellings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% obsidy at 0 alnability at 0 rdable Hou O INDUSTRIAL2 MIDDLE	sing UP	TEST 2	dw O site Gre Ab Planni Su Suste O'A Affor 20 SHEET 1 DOWN	ellings (0) ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	O Sites Gro Abb Planni Su Su Sustat O% Affor 20 SHEET 1 REDU DOWN O%	ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
- - 0 - - 0 0 - 0 0	0 d 0 sit 0	wellings (0) e.e @(0) dph. oss profit: 0 soss profi	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor DOWN	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisdly at 0 inability at 0 dable Hous 0 inbustriation in MIDULE	UP	0 0 0 0 0 0	O% Val dw O sit Gr Gr At Plann Susts O% Affo OOM OOM OOM OOM OOM OOM OOM OOM OOM O	Sustainability at Affordable Hoe Orea: O eellings (0) ee @(0) dph. sos profit: O sooprilon: O sooprilon: O ling gain at 0 valuability at 0 aniability at 0 ordable Hou O INDUSTRIAL2 MIDDLE	UP	TEST 2	dw O slittle Green	ellings (0) @ (0) dph. ss profit: 0 ss profit: 0 ss profit: 0 ss profit: 0 dpdn 10 pg gain at 0 pp pp pp pp pp pp pp pp pp	UP	TEST	dw O site Gro Ab:	ellings (0) a @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisdby at 0 diable! House 0 dable House 0. CTION TO AFFOR MDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
- - 0 - - 0 - - 0 0	O dr O sit of O sit o	wellings (0) e.e @(0) dph. oss profit: 0 soss profi	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor DOWN	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisdly at 0 inability at 0 dable Hous 0 inbustriation in MIDULE	UP	0 0 0 0 0 0	O% Val dw O sit Gr Gr At Plann Susts O% Affo OOM OOM OOM OOM OOM OOM OOM OOM OOM O	Sustainability at Affordable Hoe Orea: O eellings (0) ee @(0) dph. sos profit: O sooprilon: O sooprilon: O ling gain at 0 valuability at 0 aniability at 0 ordable Hou O INDUSTRIAL2 MIDDLE	UP	TEST 2	dw O slittle Green	ellings (0) @ (0) dph. ss profit: 0 ss profit: 0 ss profit: 0 ss profit: 0 dpdn 10 pg gain at 0 pp pp pp pp pp pp pp pp pp	UP	TEST	dw O site Gro Abb Plannil Susta Susta O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) • @ (0) dph. ss profit: 0 ss profit: 0 ss profit: 0 gain at 0% biskly at 0 inability at 0 critical House O CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
	O d d O sli Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. ssprilt: 0 sssprilt: 0 sss	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abb Substantial	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0	0% Val dwidth O sit Grant At Plann Susst O'A Affor DOWN	Sustainability at Affordable Me Page 20 Verlings (9) Verl	UP	TEST 2	dw O slittle Gre Abb Planni St. St. SV SW ST OW Affort DOWN	ellings (0) • @(0) dph. ss profit: 0 sorption: 0 sg gain at 0% body at 0 insability at 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O slittle Grown Ab Panning Su Sustain Su Su Sustain Su Su Sustain Su Su Sustain Su	ellings (0) = @(0) dph, ss profit: 0 scrption: 0 gain at 0% biskly at 0 insability at 0 dable Hous 0 ellipse insability at 0 insability at 0 insability at 0 ellipse insabilit	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Value Area: 0 O develings (0) O site @(0) dph. Gross print: 0 Planning gain at 0% Subdividity at 0 Sustainability at 0 O% Affordable Housing	O d d O sit Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. ssprilt: 0 sssprilt: 0 sss	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abb Substantial	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dwidth O sit Grant At Plann Susst O'A Affor DOWN	Sustainability at Affordable Me Page 20 Verlings (9) Verl	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O site in the control of the control	ellings (D) e 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorption: 0 nd dable Hous 0 ellipse (D) ellips	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Value Area: 0	O d d O sit Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dw dw 0 sit Gri At Plann Si Su Sustation O% Affo DOWN	Sustainability at Affordable Ho Affordable Ho Affordable Monage Wellings (0) be e@(0) dph. sos profits 0 sospilation 20 sospil	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in the control of the cont	ellings (0) = @ (0) qbn, ss profit: 0 sorption: 0 gain at 0% obsidy at 0 insability at 0 (dable Hous 0) - 0% - 0% - 0% - 0% - 0% - 0% - 0% -	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0 0 0 0 0 - 0 - 0 -	O d d O sit Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dw dw 0 sit Gri At Plann Si Su Sustation O% Affo DOWN	Sustainability at Affordable Ho Affordable Ho Affordable Monage Wellings (0) be e@(0) dph. sos profits 0 sospilation 20 sospil	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site in Control of Control o	ellings (D) e 2@ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorption: 0 nd dable Hous 0 ellipse (D) ellipse	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Value Area: 0 0 divellings (0) 0 site (0)(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subdishapity at 0 Sustainability at 0 0% Affordable Housing	O d d O sit Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dw dw 0 sit Gri At Plann Si Su Sustation O% Affo DOWN	Sustainability at Affordable Ho Affordable Ho Affordable Monage Wellings (0) be e@(0) dph. sos profits 0 sospilation 20 sospil	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site in Control of Control o	ellings (0) so provided the control of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0 dwellings (0) 0 site @(0) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substity at 0 Sustitability at 0 0% Affordable Housing	O d d O sit Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dwin O sit Gri At Flann Sis	Sustainability at Affordable Ho Affordable Ho Affordable Monage Wellings (0) be e@(0) dph. sos profits 0 sospilation 20 sospil	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site of the control of the cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subbidy at 0 Sustainability at 0 O% Afforable Housing	0 d d 0 slt Gr Gr Al Al Plann	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dvi O sit Graf At A At A Planning Sustan O'S Affor DOWN	Sustainability at Affordable House Ouellings (0) be e@(0) dph. Description of the sustainability of the sus	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site of the control of the cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Sustainability at 0 0% Affordable Housing	0 d d 0 slt Gr Gr Al Al Plann	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Valida (April 1997) Val	Sustainability at Affordable Management of the M	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site of the control of the cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing	0 d d 0 slt Gr Gr Al Al Plann	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Valida (April 1997) Val	Sustainability at Affordable Hou O O Uellings (0) be e@(0) dhill be employed to the employed of the employed o	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site of the control of the cont	ellings (0) so grey of the control o	DABLE UP OP6 OP6 OP6 OP6 OP6 OP6 OP6 OP6 OP6 OP
0	0 d d 0 slt Gr Gr Al Al Plann	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Validation Validati	Sustainability at Affordable Hou O Used Irings (D) Leadings (D) Leadin	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site of the control of the cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
	O d d O sit Gr All All All All All All All All All Al	wellings (0) e e @(0) dph. oss profit: 0 sosprilis: 0 o gradable Hou 0 GREENFIELD MIDDLE	UP		dw O slite Gro Abs	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% Val dw 0 sit Gri At Planni Sust Sust Sust O% Affo DOWN	Sustainability at Affordable Hou O velidings (D) e e @(0) dynamics (D) e	UP	TEST 2	dw O sitic to the control of the con	ellings (0) s @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 ng gain at 0% bsidy at 0 ndable! House 0 PDL MIDDLE	UP		dw O site of the control of the cont	ellings (0) so grey of the control o	DABLE UP OP6 OP6 OP6 OP6 OP6 OP6 OP6 OP6 OP6 OP

Figure 11 - Sensitivity Testing

Subsid	50 dwelli 2 Hectare si Gross Absorpti Plannin by at £0 per unit i Sustainabilit 30% Affo	e Area: One ings (50 Flat ite @(250 Di profit: (20%) on: 50 units p., g gain at 100% (rent) & £0 per ur by at £1800 per ordable Hou Rent to Inter	ats) PH) dph. a. bit (intermediate) unit	Subsic	50 dwelli 2 Hectare si Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	PH) dph. a. iit (intermediate unit sing) Subsi	50 dwell .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilii 30% Affo	e Area: One ings (50 Flatings (50 Flatings (250 Dl. profits (20%)) ion: 50 units p. g gain at 100% (rent) & £0 per ut yat £1800 per ur the control of the co	ats) PH) dph. a. b. init (intermediate runit	s) Subs	50 dwell 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ats) PH) dph. a. a. funit (intermediate or unit	e) Subsid	50 dwelli 0.2 Hectare si Gross Absorpti Plannin by at £0 per unit (Sustainabilit 30% Affo 0:30 (Social I 1 SHEET 1	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	ats) PH) dph. a. it (intermediate) unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	CTION TO AFFOR	UP
2010 2011	A)	**	**	2010 2011	A)	**	**	2010 2011	4.)	**	**	2010	A P	**	**	2010 2011	68%	48% 50%	41% 42%
2012	<u> </u>	**	**	2012	*>	**	**	2012	A >	**	**	2012	• •	**	**	2012	87%	54%	44%
2013 2014	(+	**	**	2013 2014	* >	A A	**	2013	4.1	A.A	**	2013		A A		2013	90%	56% 63%	45% 48%
2015	••	* >	* >	2015	* *	A Þ	A)	2015	* *	A >	* >	2015	~ ~	A Þ	* >	2015	157%	73%	51%
2016 2017	**	A >	* >	2016 2017	**	A)		2016	**	A)		2016	**	A)	*)	2016	136%	70% 66%	50% 48%
2018	**	* >	A Þ	2018	**	A }		2018	**	A >		2018	**	* *	*>	2018	95%	61%	45%
2019 2020	*)	**	**	2019 2020	*)	**	**	2019 2020	A >	**	**	2019 2020	A P	**	**	2019 2020	73%	57% 54%	43% 42%
2021 2022	A)	**	**	2021 2022	A }	**	**	2021 2022	A >	**	**	2021	A }	**	**	2021 2022	66%	51% 49%	40% 39%
2023	**	**	**	2023	**	**	**	2023	**		**	2023		**		2023	56%	47%	38%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	55% 53%	47% 46%	37% 37%
2026	**	**	**	2026	**	**	**	2026	**	ilue Area: C	**	2026	**	**	**	2026	53%	47%	37%
Subsid	50 dwelli 2 Hectare si Gross Absorpti Plannin by at £0 per unit (Sustainabilit 30% Affo	e Area: One Ings (50 His Ite @(250 Di profit: (20%) on: 30 units p.: g gain at 100% (rent) & 60 per ur ty at £1800 per ordable Hou	ats) PH) dph. a. bit (intermediate) cunit esting	Subsic	50 dwelli 2 Hectare si Gross Absorptic Planning by at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	() Subsi	Sustain 30% 70:30 (S Value 50 dwell .2 Hectare S Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	init (rent) & E0 p hability at £1800 b Affordable He ocial Rent to Int B AFea: Und Ings (50 Ha ings (50 Ha	per unit pusing ermediate) ats) PH) dph. a. b. b. b. c. init (intermediate r unit	(Subs	50 dwell 3.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ats) PH) dph. .a. 6 init (intermediate or unit	e) Subsid	50 dwelli D.2 Hectare si Gross Absorpti Plannin ity at £0 per unit (r Sustainabiliti 30% Affo	profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	ats) PH) dph. a. it (intermediate) unit sing
	SHEET 1	Rent to Inter	mediate)	TEST 2	:30 (Social F SHEET 1	tent to inter	mediate)	TEST	2 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 2 SHEET 1	Rent to inte	rmediate)	TEST	0:30 (Social I 2 SHEET 1	Rent to inter	mediate)
	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1	UP		DOWN	INDUSTRIAL2	UP	_	DOMAI	PDL PDL	UP	-		CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	70%	49%	41%
2011 2012	4.4	**	**	2011 2012	A)	**	**	2011	A)	**	**	2011	* *	**	**	2011	79% 88%	52% 55%	43% 45%
2013 2014	••	A)	4.5	2013 2014	••	A)		2013 2014	••	A)		2013	••	A)	4)	2013	97%	58%	46% 49%
2015		* >	A)	2015	**	A >	4.)	2015	**	A P	A)	2015	•••	A F	* >	2015	147%	71%	50%
2016 2017	**	A }	A)	2016 2017	**	A)	A)	2016 2017	**	A)	A }	2016	••	A)	4)	2016	127%	68% 64%	49% 47%
2018	(v	A >	A):	2018	A):	A P	A)	2018	* >	A)		2018	••	A F	A >	2018	90%	60%	45%
2019 2020	*)	**	**	2019 2020	A)	**	**	2019 2020	A)	**	**	2019 2020	A F	**	**	2019 2020	79% 70%	56% 53%	43% 41%
2021 2022	A)	**	**	2021 2022	A)	**	**	2021 2022	A)	**	**	2021	A)	**	**	2021 2022	63% 58%	50% 48%	39%
2023	**	**	**	2023	**	**	**	2023		**	**	2023	**	**	**	2023	56%	47%	38% 38%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	54% 53%	46% 47%	37% 37%
2026	**	**	**	2026	**	**	**	2026	**	ilue Area: C	**	2026	**	**	**	2026	53%	48%	37%
Subsid	50 dwelli 2 Hectare si Gross Absorpti Plannin ly at £0 per unit t Sustainabilit 30% Affo :30 (Social I	e Area: One ings (50 Fla ite @ (250 Dl profit: (20%) on: 70 units p grain at 100% (rent) & £0 per ur y at £1800 per ordable Hou Rent to Inter	ats) PH) dph. a. bit (intermediate) sing	Subsic	50 dwelli 2 Hectare si Gross Absorptic Planning ly at £0 per unit (Sustainabilit 30% Affo :30 (Social F	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	nts) PH) dph. a. iit (intermediate unit sing	O Subsi	0.2 Heck Abs Per u Sustair 30% 70:30 (S Valuu 50 dwell .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilii 30% Affic 30 (S	dwellings (501 at lare site %(250 cross profit: (20' corption: 30 unit anning gain at 11 unit (rent) & 60 p and 60 p anning gain at 10 colal Rent to Int & Area: One lings (50 Flatte & (250 D) con: 70 units p. gg gain at 100% (rent) & 60 per uty at £1800 per uty at £1800 per CARL (Rent to Interprofible Hoo. Rent to Interprofible Hoo. Rent to Interprofible Hoo.	DPH) dph. %6) s p.a. 10% s p.a. 10% er unit (interm per unit susing ermediate) pH) dph. a. b. init (intermediate unit	c) Subs	50 dwell 0.2 Hectare s Gross Absorpti Plannid dy at £0 per unit Sustainabili 30% Affc 0:30 (Social	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ats) PH) dph. a. a. funit (intermediate or unit	e) Subsid	50 dwelli 0.2 Hectare si Gross Absorpti Planniti dy at £0 per unit (i Sustainabilit 30% Affo 0:30 (Social I	profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	ats) PH) dph. a. it (intermediate) unit sing
TEST	S SHEET 1	GREENFIELD		TEST :	S SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST	3 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 68%	MIDDLE 48%	UP 41%
2011 2012	4+	**	**	2011 2012	A)	**	**	2011 2012	A)	**	**	2011 2012	A F	**	**	2011 2012	74% 88%	50% 55%	42% 45%
2013 2014	**	**		2013 2014	A)		**	2013	(*		**	2013	• •		**	2013	92% 110%	56% 62%	45% 47%
2015	**	* * *	* >	2015		A)	*)	2015	**	A)	*)	2015		A)	4)	2015	169%	74%	52%
2016 2017		* >	*)	2016 2017	**	A)	*)	2016 2017	**	4)	*)	2016 2017	**	A)	*)	2016 2017	145% 120%	72% 67%	51% 48%
2018 2019	* *	* *	* *	2018 2019	A >	* *	* *	2018 2019	A >	**	* >	2018 2019	(*	* *	**	2018 2019	101% 86%	63% 59%	46% 44%
2020	A):	**	**	2020	A)	**	**	2020	A)	**	**	2020	A):	**	**	2020	76% 68%	55% 52%	42% 41%
2021	4)	**	**	2021	4)	**	**	2021		**	**	2022	4)	**	**	2022	62%	52% 50% 48%	39% 38%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**		**	2024	55%	47%	38%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	54% 53%	46% 47%	37% 37%
								Sub	50 0.2 Hect C Abs Pta sidy at £0 per u Sustair 30%	alue Area: C dwellings (50 f stare site @(25 f stares site @(25 f stores profit: (20' corption: 70 unit anning gain at 16 init (rent) & E0 g sability at £1800 is Affordable Ho ocial Rent to Int	Flats) DPH) dph. %) s p.a. DO% der unit (interm	ediate)							

Subsic	50 dwell 2 Hectare s Gross Absorpti Plannidy at £0 per unit Sustainabilli 30% Affo : 30 (Social	e Area: One ings (50 Flite @(250 Flite @(250 Flite) profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per ur yat £1800 per prdable Houre Rent to Inter	ats) PH) dph. a. nit (intermediat r unit using	e) Subsi	dwellin 2 Hectare si Gross Absorptio Plannid dy at £0 per unit (Sustainabilit 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	a. nit (intermediate unit sing	e) Subsii	dwelling a Hectare so Gross Absorpt Planni dy at £0 per unit Sustainabil 30% Afficits 30 (Social	e Area: One ngs (50 Fla' site @ (250 D s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inter	ts) PH) dph. a. nit (intermediate r unit using	e) Subs	dwellir 0.2 Hectare s Gross Absorpti Planni idy at £0 per unit Sustainabili 30% Affo 0: 30 (Social	s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	ts) PH) dph. a. nit (intermediate r unit using) Subsid	dwellir 0.2 Hectare s Gross Absorpti Planni y at £0 per unit (Sustainabili 30% Affo 0:30 (Social	profit: (20%) on: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	s) PH) dph. a. iit (intermediate unit i sing
EST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1	CTION TO AFFOR	DADI E
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010	* >	**	**	2010	*)	**	**	2010	* >	**	**	2010	* >	**	**	2010	65%	46%	40%
011 012	A P	**	**	2011		**		2011	* *	**	**	2011	A P	**	**	2011	71%	49% 52%	41% 43%
013	A)	**	**	2012	* >	**		2012	A >	**	**	2012	1 *		**	2012	83%	54%	43%
014	**	A >	A >	2014	~ ~	A >	A >	2014	**	A F	A >	2014	**	A >		2014	104%	60%	47%
015	~ ~	* >	A F	2015	**	* >	A >	2015	**	* >	A >	2015	**	* >	*>	2015	136%	69%	50%
116 117	**	* >	* *	2016	~ ~	* >		2016	**	A }		2016	**	A P	* >	2016	120% 102%	67% 63%	48% 46%
17	A)	* *	* *	2017	A)	**		2017	A >	**	.,	2017		4.4	.,	2017	102%	63% 59%	46%
19	*>	**	**	2019	4.)	**	**	2019	* >	**	**	2019	A >	**	**	2019	77%	55%	42%
20	* >	**	**	2020	*>	**	**	2020	* >	**	**	2020	* >	**	**	2020	69%	52%	41%
21 22	**	**	**	2021		**	**	2021	* *	**	**	2021	**	**	**	2021	63% 58%	50% 48%	39% 38%
22		**	**	2022	**		**	2022		**	**	2022				2022	54%	46%	37%
24	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	53%	45%	37%
25	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**		2025	52%	45%	37%
26	**	**	**	2026	**	**	**	2026	**	alue Area: C	**	2026	**	**	**	2026	51%	46%	37%
	50 dwell 2 Hectare s Gross Absorpti Plannin by at £0 per unit	e Area: One ings (50 Flatite @(250 Di profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per units at £1800 per	ats) PH) dph. a. 6 nit (intermediat		dwellin 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur v at £1800 per	S) PH) dph. a. iit (intermediate	0	Sustai 309 70:30 Valu dwellii .2 Hectare s Gross Absorpt Plannii dy at £0 per unit Sustainabil	unit (rent) & E0 p nability at £1800 & Affordable Ho social Rent to Int e Area: One engs (50 Fla- site @(250 D s profit: (20%) lon: 50 units p. gg agin at 2000 (rent) & £0 per u tty at £1800 pe	per unit busing ermediate) b ts) PH) dph. a. 6 nit (intermediate	(dwellir 1.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p. ig gain at 2009 (rent) & £0 per u tv at £1800 pe	ts) PH) dph. a. 6 nit (intermediate r unit		dwellir 0.2 Hectare s Gross Absorpti Plannir y at £0 per unit (profit: (20%) on: 50 units p. g gain at 200%	S) PH) dph. a. ait (intermediate
	30% Affo	rdable Hou	ısing		30% Affo	rdable Hou	sing		30% Aff	ordable Hou	ısing		30% Affo	ordable Hou	ısing		30% Aff	ordable Hou	ısing
70	: 30 (Social 5 SHEET 1	Rent to Inter	rmediate)	70):30 (Social F 5 SHEET 1	Rent to Inter	mediate)	70): 30 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inter	mediate)
.31	J SHEET T	GREENFIELD		IL31	3 SHEET T	INDUSTRIAL1		ILSI	3 SHEET I	INDUSTRIAL2		ILSI	5 SHEET I	PDL		ILSI	REDU	CTION TO AFFOR	DABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	I	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 51%	UP 42%
10	A)	**	**	2010	4)	**	**	2010	A)	**	**	2010 2011	* *	**	**	2010	86%	51% 54%	42% 44%
12	* *	A)	A P	2012	• •	A >	A)	2012	* *	A >	A >	2012	• •	A P	A }	2012	104%	59%	47%
13	**	A >	A }	2013	**	A >	4)	2013	•••	A)	4)	2013 2014	**	A)	4)	2013 2014	108%	60%	47% 50%
15	~ ~	A)	A P	2015	• •	A P	A)	2015	~ ~	A >	A)	2015	~ ~	A P	A)	2015	230%	82%	55%
16	**	A)	* >	2016	••	A }	A >	2016	• • •	A >	* >	2016	••	A P		2016	185% 144%	79% 73%	53%
17	**	A >	* >	2017		A >	4)	2017		A }	4)	2017		A)	A)	2017	144%	73% 67%	50% 48%
19	**	A }	A >	2019	**	* >	A >	2019	**	A P	A >	2019	**	A)		2019	96%	62%	46%
0	A P	**	**	2020	A)	**	**	2020 2021	A P	**	**	2020	A }	**	**	2020 2021	83% 73%	58% 55%	43% 42%
22	* >	**	**	2022	* >	**	**	2022	A Þ	**	**	2022	A >		**	2022	66%	52%	40%
23	* >	**	**	2023	*)	**	**	2023	* >	**	**	2023	* >	**	**	2023	61%	50%	39%
4	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	59% 57%	49% 49%	39% 38%
6	**	* *	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	57%	50%	38%
	Value	e Area: One			Value	Area: One		Sub	0.2 Hed Ab: PI sidy at E0 per u Sustai 309 70:30 (5	dwellings (50 l tare site @(250 Gross profit: (20 Sorption: 50 unit anning gain at 2: unit (rent) & E0 p nability at £1800 & Affordable Hd Social Rent to Int e Area: One	DPH) dph. %) s p.a. 00% per unit (interm per unit busing permediate)	nediate)	Value	e Area: One	3		Valu	e Area: One	
bsidy	50 dwell. 2 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilli 30% Affo	ings (50 Flatite @(250 Dl profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe y at £1800 per prdable Hou Rent to Inter	ats) PH) dph. a. 6 r unit (intermedia r unit	ite) Subsidy	dwellin 2 Hectare si Gross Absorptio Planning at £48500 per unit (Sustainabilit	gs (50 Flat te @(250 DF profit: (20%) on: 50 units p.a g gain at 1000 g at £26000 per y at £1800 per rdable Hou Rent to Inter	S) PH) dph. a. unit (intermediat unit sing	Subsidy	dwellii. 2 Hectare s Gros: Absorpt Plannir at £48500 per unit Sustainabil 30% Affe	ngs (50 Fla site @(250 D s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £26000 pe ty at £1800 pe prdable Hou Rent to Inte	ts) PH) dph. a. 6 r unit (intermediat r unit	te) Subsid	dwellir).2 Hectare s Gross Absorpti Plannin y at £48500 per unit Sustainabili	ngs (50 Flai ite @(250 D s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £26000 ps ty at £1800 pe	ts) PH) dph. a. 6 r unit (intermediat r unit	e) Subsid	dwellir 0.2 Hectare s Gross Absorpti Plannir y at £48500 per unit Sustainabill 30% Affc 0:30 (Social 6 SHEET 1	ngs (50 Flat lite @(250 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £2600 per ordable Hou Rent to Inter	es) PH) dph. a. unit (intermediate or unit unit unit unit unit unit unit unit
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	LIP	1	REDU DOWN	CTION TO AFFOR	DABLE
10	A P	**	**	2010	A	**	**	2010	A P	**	**	2010	A P	**	**	2010	54%	40%	35%
11 12	A }	**	**	2011	A)	**	**	2011	A }	**	**	2011	A }	**	**	2011	59% 68%	42% 45%	36% 38%
13	A >	**	**	2013	* >	**	**	2013	* >	**	**	2013	A)	**	**	2013	70%	46%	39%
14 15	**	**	**	2014	A)	A.A.	**	2014	(•	A A	**	2014	••	A.A.	**	2014	89% 124%	52% 61%	41% 45%
16	**	4)	* >	2016				2016	**	4)	.,	2016	**	4)	4)	2016	108%	59%	43%
17 18	* * *		A)	2017		A)	*)	2017	4+	A)	* >	2017	* * *	A)		2017 2018	91% 78%	56% 52%	42% 40%
18 19	A):	**	**	2018	* >	**	**	2018	A P	**	**	2018	A)	**	**	2018	78% 69%	52% 49%	40% 39%
20	* >	**	**	2020	*)	**	**	2020	* >	**	**	2020	A >	**	**	2020	61%	47%	37%
21 22	4.4	**	**	2021	**	**		2021	* *	**	**	2021	* *	**	**	2021	55% 51%	45% 43%	36% 35%
23	**	**	**	2023	**	**	**	2023	**	**	* *	2023	**		**	2023	48%	42%	34%
24 25	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	47% 46%	41% 41%	34% 34%
25 26	**	**	**	2025	**	**		2025 2026	**	**	**	2025	**		**	2025	46%	41% 42%	34%
								Subsidy a	50 0.2 Hec Ab: Pl at £48500 per u Sustai 30 9	alue Area: (dwellings (50 l tare site @(250 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £26 anability at £1800 6 Affordable Ho social Rent to Int	Flats) DPH) dph. %) s p.a. 00% 000 per unit (ir busing	ntermedi	ate)						

Subsidy	50 dwellii 2 Hectare si Gross Absorptio Planning at £25000 per unit (Sustalnabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	ats) PH) dph. a. cunit (intermediate string)	i) Subsidy	dwellin 1.2 Hectare si Gross Absorptic Planning at £25000 per unit sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate unit sing	e) Subsidy	dwellir D.2 Hectare s Gross Absorpti Plannin y at £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	ts) PH) dph. a. a. 6 r unit (intermediater unit	s) Subsidy	dwellin 2.2 Hectare si Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	es) PH) dph. a. b. c unit (intermediate asing)	a) Subsid	dwellir D. 2 Hectare s Gross Absorpti Plannin At £25000 per unit Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	es) PH) dph. a. unit (intermediate) unit
	7 SHEET 1				7 SHEET 1				7 SHEET 1			TEST	7 SHEET 1				7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	* >	**	**	2010	* >	**	* *	2010	A >	**	**	2010	A P	* *	**	2010	60%	43%	37%
2011 2012	A)	**	**	2011	A)	**	**	2011	A >	**	**	2011	A)	**	**	2011	66%	46% 49%	39% 41%
2013	A >	**	**	2013	* >	**	**	2013	A. Þ	**	**	2013	A >	**	**	2013	78%	50%	41%
2014 2015	~ ~	4)	* >	2014	**	A)	* >	2014	• •	A)	* >	2014	**	A)	* >	2014	100%	57%	44%
2016		4)	* >	2016		4)	4)	2016		4)	*)	2016		4)	A >	2016	120%	64%	47% 46%
2017	~ ~	* >	A P	2017	**	* >	A >	2017	* *	* >	* >	2017	* *	* >	* >	2017	100%	60%	44%
2018 2019	A):	**	**	2018 2019	A }	**	**	2018 2019	A P	**	**	2018 2019	(v	**	**	2018 2019	85% 74%	56% 53%	42% 41%
2020	* >	**	**	2020	* >	**	**	2020	A >	**	**	2020	A)	**	**	2020	66%	50%	39%
2021	A F	**	**	2021	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	60%	48%	38%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	55% 52%	45% 44%	37% 36%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	50%	43%	36%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	49% 49%	43% 44%	35% 35%
2020				2026				2026		lue Area: 0		2026				2026	4976	4476	35%
	50 dwellii 2 Hectare si Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	ats) PH) dph. a. unit (intermediate)	i) Subsidy	dwellin 0.2 Hectare si Gross Absorptio Planning of £ £36000 per unit Sustainabilit 30% Affo	profit: (20%) in: 50 units p.a gain at 100% rent) & £24000 per y at £1800 per rdable Hou	s) PH) dph. a. unit (intermediate unit	(e) Subsid	at £25000 per u Sustair 30% 70:30 (S Value dwellir 0.2 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabilli 30% Affe	hability at £1800 Affordable Hocolal Rent to Initial Paragraphics Area: One ags (50 Fla lite @(250 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 p (rent) & £24000 p profable Hou	000 per unit (in per unit (in per unit opusing using lermediate) et s). PH) dph. a. 6 r unit (intermediate r unit unit (intermediate r unit unit (intermediate r unit using unit using unit using unit (intermediate r unit using unit unit (intermediate r unit using unit unit using unit unit using unit unit using unit unit unit using unit unit unit unit unit unit unit unit	a	Value dwellin 2.2 Hectare si Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a. r unit (intermediate		dwellir D. 2 Hectare s Gross Absorpti Plannin At £36000 per unit Sustainabili	profit: (20%) on: 50 units p.: g gain at 100%	es) PH) dph. a. unit (intermediate)
): 30 (Social F	Rent to Inter	mediate)		0:30 (Social F	ent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)		30 (Social I				0:30 (Social	Rent to Inter	mediate)
IESI	8 SHEET 1	GREENFIELD		IESI	8 SHEET 1	INDUSTRIAL1		IESI	8 SHEET 1	INDUSTRIAL2		IESI	8 SHEET 1	PDL		IESI	8 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 57%	MIDDLE 42%	UP 36%
2010	A)	**	**	2010	*)	**	**	2010	A >	**	**	2010	4)	**	**	2010	63%	42%	36%
2012	* >	**	**	2012	* >	**	**	2012	A >	**	**	2012	A >	**	**	2012	72%	47%	40%
2013 2014	A >	**		2013	A)	A A	**	2013	A >	**		2013	A P	**	**	2013	75% 95%	48% 55%	40% 43%
2015	**	A)	A)	2015		A >	A >	2015		A >	A)	2015	**	A Þ	A)	2015	131%	63%	46%
2016	~ ~	* >	A P	2016	**	A P	A >	2016	**	* >	* >	2016	* *	* >	* >	2016	114%	62%	45%
2017 2018	A P	4)	* *	2017	A)	* *	* *	2017	A >	4.5	4.4	2017	(*	4.4	4)	2017 2018	95%	58% 54%	43% 41%
2019	A F	**	**	2019	* >	**	**	2019	* >	**	**	2019	A >	**	**	2019	72%	51%	40%
2020 2021	A)	**	**	2020	A)	**	**	2020	A P	**	**	2020	*)	**	**	2020 2021	64% 58%	49% 46%	38% 37%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	53%	44%	36%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	50%	43%	35%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	49% 48%	42% 42%	35% 35%
2026	**	**	**	2026	**	**	**	2026	**	ilue Area: (**	2026	**	**	**	2026	47%	43%	35%
	O dw O site Gro Abs Plannir Su Susta	Je Area: 0 vellings (0) vellings (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		dw O site Gro Ab: Planni Su Susta	le Area: 0 ellings (0) @(0) dph. ss profit: 0 corption: 0 g gain at 0% bsidy at 0 mability at 0 dable Hous		Subsidy	at E36000 per u Sustain 30% 70:30 (S Vali dw O sitt Gro Ab Planni Sustain	hability at £1800 Affordable Hoccial Rent to Initue Area: 0 rellings (0) Be @(0) dph. Dess profit: 0 Sorption: 0 Description:	9%) is p.a. Is p.a. 00% 000 per unit (in 0 per unit nusing termediate)	termedi	Valu dw 0 site Gro Ab Planni Su Susta	Je Area: 0 rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou	sing		dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inhability at 0 rdable Hous	sing
TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
51		GREENFIELD		1.231		INDUSTRIAL1				INDUSTRIAL2		1001		PDL			REDU	CTION TO AFFOR	
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-			0	-	-	-	0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
3	-			0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			o				0	-			o			-	o	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
0				o o				0			-	o o				o o	0%	0%	0%
0	-			0		-		0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
	-			-	-	-		<u>-</u>	Р	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 lanning gain at Subsidy at 0 Sustainability a' Affordable Ho) n. 0 0%	-	-		_	-			

TEST (O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	IFSI 1	dwi O site Gro: Abs Plannir Su Susta	ne Area: 0 ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 vsorption: 0 ing gain at 0% alnability at 0 rdable Hous 0	sing	TEST	dw O site Gro Ab Planni Su Susta	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 sinability at 0 rdable Hou 0	sing	TEST	dw O site Gro Ab Planni Su Susta	Le Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% absidy at 0 alnability at 0 rdable Hou: 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	000000000000000000000000000000000000000	DOWN	NDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	NDUSTRIAL2 MIDDLE MIDDLE). 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	POL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		CTION TO AFFOR AFF	OABLE UP O%
Subsic	50 dwelli 2 Hectare si Gross Absorpti Plannin by at £0 per unit (Sustainabili 30% Affo	e Area: One ings (50 Flat ite @(250 Dlate) profit: (20%) on: 50 units p., g gain at 100% (rent) & £0 per unity at £600 per ordable Hou Rent to Inter	ats) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling 2 Hectare si Gross Absorption Planning y at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £600 per rdable Hou	S) PH) dph. i. it (intermediate unit sing	Subsit	Value dwellir 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabil 30% Affo	o e Area: One ogs (50 Flat ite @(250 D) profit: (20%) ion: 50 units p. g gain at 100% (rent) & £0 per urity at £600 per ordable Hourent to Inter	s) PH) dph. a. bit (intermediate) unit using	Subsi	dwellin 0.2 Hectare si Gross Absorpti Plannin idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per ordable Hou	ts) PH) dph. a. 6 init (intermediate unit	Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin y at £0 per unit (i Sustainabili	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £600 per ordable Hou	s) PH) dph. it (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-		CTION TO AFFOR	UP
2010	4)	**	**	2010	4)	**	**	2010	* >	**	**	2010	A) (v	**	**	2010	73%	47% 49% 53%	40% 42%
2012 2013	A)	**	**	2012 2013	A)	**	**	2012 2013	A >	**	**	2012 2013	(+	**	**	2012 2013	83% 85%	54%	44% 44%
2014 2015	**	A >	A P	2014 2015	**	* >	4.)	2014 2015	**	A)	*)	2014 2015	**	* >	*)	2014 2015	107% 143%	61% 70%	47% 50%
2016 2017	**	A }	A)	2016 2017	**	A >	A)	2016	* *	A)	A)	2016 2017	* * *	A }	A }	2016 2017	125% 105%	68% 64%	49% 47%
2018 2019	4+	*)	4.4	2018 2019	A)	* *	4.7	2018 2019	A)	4.4	4)	2018 2019	* * *	A Þ	* *	2018 2019	90% 79%	60% 56%	45% 43%
2020	* >	**	**	2020	* >	**	**	2020	A F	**	**	2020	A >	**	**	2020	70% 64%	53%	41%
2022	**	**	**	2022	**	**	**	2022	**	**		2022	44	**	**	2022	59%	48%	38%
2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	55% 53%	46% 46%	37% 37%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	52% 52%	46% 47%	37% 37%
Subsic	50 dwelli 2 Hectare si Gross Absorpti Plannin by at £0 per unit (Sustainabi 30% Affo	e Area: One lite (250 Di profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur lilty at £0 per u ordable Hou	ats) PH) dph. a. bit (intermediate) unit using) Subsid	dwelling 2 Hectare si Gross Absorptio Planning y at £0 per unit (Sustainabil 30% Affo	profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. i. it (intermediate nit Sing	O Subsid	0.2 Hect Abs Pit sidy at E0 per u Sustai 30% 70: 30 (S Value dwellir .2 Hectare s Gross Absorpti Plannin dy at E0 per unit Sustainab 30% Affe	alue Area: C dwellings (50 if lare site @(250 is sross profit: (20 or arise) and in a total anning gain at 10 a Area: One ggs (50 Flat itte @(250 D profit: (20%) ion: 50 units p. gg gain at 100 (rent) & £0 per u illity at £0 per u rordable Hour	ilats) DPH) dph. %) s p.a. Oursit (interme per unit using remediate) S) PH) dph. a. a. b. c. c. di (intermediate) init (intermediate) init issing	Subsi	dwellin D.2 Hectare si Gross Absorpti Plannin idy at £0 per unit (Sustainab) 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u	ts) PH) dph. a. 6 nit (intermediate unit using) Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin y at £0 per unit (i Sustainab	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur lilty at £0 per u	s) PH) dph. it (intermediate) nit sing
	: 30 (Social I	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)		: 30 (Social 12 SHEET 1	Rent to Inter	mediate)		0:30 (Social I	Rent to Inter	rmediate)		0:30 (Social I	Rent to Inter	mediate)
		GREENFIELD	lio.			INDUSTRIAL1	UP			INDUSTRIAL2	1:0			PDL MIDDLE	l in		REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	UP A A	2010	DOWN A P	MIDDLE	UP A A	2010	DOWN 65%	MIDDLE 46%	40%
2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	* >	**	**	2011 2012	A >	**	**	2011 2012	71% 81%	49% 52%	41% 43%
2013 2014	* }	**		2013	A) V V	4.4	4.4	2013	A >	A A	4.4	2013 2014	(v	A A .	4.7	2013	83% 103%	54% 60%	44% 46%
2015	**	*>	A F	2015	**	A >		2015	**	A >		2015	**	* >	* >	2015	136%	69%	50%
2016 2017	**	A)	A)	2016 2017	**	A)	A)	2016 2017	**	A)	A)	2016 2017	••	A >	A)	2016 2017	120% 102%	67%	48% 46%
2018 2019	A)	**	**	2018 2019	A)	**	**	2018 2019	A)	**	**	2018 2019	~ v	**	**	2018 2019	88% 77%	59% 55%	44% 42%
2020	A P	**	**	2020	* >	**	**	2020	* >		**	2020	A P	**	**	2020	69%	52%	41%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	63% 58%	50% 48%	39% 38%
2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	54% 53%	46% 45%	37% 37%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	52%	45%	37%
2026	**	**	**	2026	**	**	**	2026	Va Va	alue Area: C	ne ^ ^	2026	**	**	**	2026	51%	46%	37%
								Sub	50 0.2 Hect C Abs Pla sidy at E0 per u Susta 30%	dwellings (50 litare site @(250 litare site @(250 litaress profit: (20' corption: 50 unit anning gain at 11 litaress (150 litaress) and the site of t	lats) DPH) dph. %) s p.a. 10% er unit (interme er unit	ediate)							

Subsid	50 dwelli 2 Hectare si Gross Absorption Planning by at £0 per unit (Sustainabilit 30% Affo	e Area: One ngs (50 Fla te @(250 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	ets) PH) dph. a. iit (intermediate unit sing) Subsid	dwellin 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. a. iii (intermediate unit sing	e) Subsi	dwellin 2 Hectare s Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: One ngs (50 Fla iite @(250 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) PH) dph. a. 6 init (intermediate) r unit using) Subsi	dwellin).2 Hectare si Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	ts) PH) dph. a. 6 nit (intermediate r unit using) Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	a. it (intermediate) unit s ing
	3 SHEET 1	Rent to Inter	mediate)		13 SHEET 1	tent to inter	mediate)		13 SHEET 1	Rent to Inte	(mediate)		13 SHEET 1	Rent to inte	rmediate)		13 SHEET 1	Rent to Inter	mediate)
1	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFOR	DABLE
2010	* >	**	**	2010	* >	* *	**	2010	A >	**	* *	2010	A >	**	* *	2010	59%	41%	35%
011 012	4.5	**	**	2011	A)	**	**	2011	A P	**	**	2011	A >	**	**	2011	65% 76%	43% 47%	36% 38%
2013	* >	**		2013	*)	**	**	2012	* *	**	**	2013	A P	**	**	2013	77%	48%	38%
2014	**	4.4	**	2014	**	4.4	4.)	2014	**	4.1	4.2	2014	**	**	4.)	2014	98% 135%	54% 62%	41% 44%
2016		4)	*)	2016		A >	4)	2016	~ ~	4)	4)	2016	~ ~	A)	A)	2016	116%	60%	44%
2017	**	A >	A F	2017	* *	A P	A)	2017	~~	A)	*)	2017	~ ~	A P	A P	2017	96%	56%	40%
2018 2019	*)	**		2018 2019	* >	**	**	2018 2019	A P	**	**	2018 2019	4+	**	**	2018 2019	82% 71%	52% 49%	38% 37%
2020	* >	**	**	2020	*)	**	**	2020	* >	**	**	2020	A F	* *	**	2020	62%	46%	35%
021 022	4.4	**	**	2021 2022	* *	**	**	2021	* *	**	**	2021	*)	**	**	2021	56% 51%	44% 42%	34% 33%
2023	**		* *	2023	**	**	**	2023	**	**	**	2023		**	**	2023	48%	40%	32%
024 025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	47% 46%	40% 40%	32% 31%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**	**	2026	45%	41%	31%
Subsid	50 dwelli 2 Hectare si Gross Absorptic Planning by at £0 per unit (Sustainabilit 30% Affo	e Area: One te @(250 DF profit: (20%) on: 50 units p.i g gain at 100% (rent) & £0 per ur y at £1800 per urdable Hou Rent to Inter	ets) PH) dph. a. iit (intermediate unit sing) Subsid	dwellin 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. a. iiit (intermediate unit sing	O Subsi	sidy at EO per L Sustain 30% 50:50 (S Valu dwellin .2 Hectare s Gross Absorpt Plannir dy at EO per unit Sustainabill 30% Affe	anning gain at 1 innit (rent) & E0 j. enability at £1800 6 Affordable He docial Rent to Intite Area: One ongs (50 Flaridite @ (250 D) in: 50 units p. gr gain at 1009 (rent) & £0 per uty at £1800 pe pordable Hot Rent to Inte	per unit (intermi per unit pussing permediate) b ts) PH) dph. a. 6 init (intermediate) r unit	() Subsi	dwellin).2 Hectare si Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	ts) PH) dph. a. 6 nit (intermediate r unit using) Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate) unit sing
	14 SHEET 1				14 SHEET 1				14 SHEET 1				14 SHEET 1				14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	+	DOWN	CTION TO AFFOR MIDDLE	DABLE
2010	**	**	**	2010	**	**	^ ^	2010	**	**	* *	2010	* *	**	* *	2010	36%	24%	20%
011 012	A)	**		2011	4)	**		2011	A)	**	**	2011	A P	**	**	2011	40% 46%	25% 27%	21% 22%
2013	* >		**	2013		**	**	2013	A >	**	**	2013	A >	**	**	2013	47%	28%	21%
2014	4)	**	**	2014	A)	**	**	2014	A >	**	**	2014	* >	**	**	2014	59%	31% 36%	23% 24%
2016	* >			2016	4)	**		2016	4)	**	**	2016	A P	**		2016	68%	34%	23%
2017	* >	**	**	2017		**	^^	2017	* >	**	**	2017	A F	**	**	2017	56%	32%	22%
018	A)	**		2018 2019	A)	**		2018	A)	**	**	2018 2019	<u> </u>	**	**	2018 2019	47% 41%	29% 27%	21%
020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	35%	26%	19%
021 022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	31% 29%	24%	18% 17%
023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	27%	22%	17%
024 025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	26% 26%	22% 22%	17% 17%
2026	**	**	**	2026	••		**	2026 Sub	50 0.2 Hec (Abs Pl. sidy at £0 per u Sustain	alue Area: (dwellings (50 l tare site @(250 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E0 p nability at £1800 6 Affordable Ho	Flats) DPH) dph. %) s p.a. 00% per unit (interme) per unit	2026 ediate)		**		2026	26%	23%	17%
	Valu	ue Area: 0			Volu	e Area: 0		_	0:100 (9	ue Area: 0	ermediate)		Vali	ie Area: 0			Vali	ue Area: 0	
	0 dv	vellinas (0)			dw	ellings (0)			dv	vellinas (0)			dw	ellinas (0)			dw	rellings (0)	
		e @(Ŏ) dph.				@(0) dph. ss profit: 0				e @(Ŏ) dph. oss profit: O				e @(Ŏ) dph. ss profit: 0				e @(0) dph. oss profit: 0	
		sorption: 0 ng gain at 0%				orption: 0 ng gain at 0%				sorption: 0 ing gain at 0%				sorption: 0 ng gain at 0%				sorption: 0 ng gain at 0%	
	Su	ibsidy at 0			Su	bsidy at 0			S	ubsidy at 0			Su	ibsidy at 0			Su	ubsidy at 0	
	0% Affor	inability at 0 rdable Hous	sing		O% Affor	inability at 0 dable Hous	sing		0% Affo	ainability at 0 rdable Hou	sing		O% Affo	inability at 0 dable Hou	sing		0% Affor	ainability at 0 rdable Hous	ing
FST 1	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
		GREENFIELD		1		INDUSTRIAL1				INDUSTRIAL2				PDL		1	REDU	CTION TO AFFOR	DABLE
	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE _	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
				0	-	-		0		-		0				0	0%	0%	0%
	-			0		-	-	0	-			0	-			0	0%	0%	0% 0%
	-	-		0	-	-		0		-		0			-	0	0%	0%	0%
				0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
				o				ō				o				ő	0%	0%	0%
				0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
	-	-		0	-	-		0		-		0			-	0	0%	0%	0%
				0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0				0				0				0	0%	0%	0%
				0		-		0		-		0				0	0%	0%	0% 0%
				ō				ő			-	ō				ő	0%	0%	0%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 9lanning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

March Marc	Subsi	50 dwelli 0.2 Hectare si Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ats) PH) dph. a. int (intermediate r unit unit using	e) Subsi	dwellin 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. iiit (intermediate unit sing	e) Subs	dwellin 1.2 Hectare s Gross Absorpt Plannir idy at £0 per unit Sustainabili	profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ts) PH) dph. a. init (intermediate) r unit using) Subsi	dwellin).2 Hectare si Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit) Subsid	dwellir).2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (25%) on: 50 units p g gain at 1009 rent) & £0 per u ty at £1800 per ordable Hou	ts) PH) dph. .a. 6 nit (intermediate) r unit using
March Marc																	TEST	16 SHEET 1		
1		DOWN		UP	1	DOWN		UP		DOWN		UP	-	DOWN		UP		DOWN	MIDDLE	UP
1		4.7												(-				78% 89%		
1	2012	**	A >	A >	2012	**	A >		2012	**	A >		2012	**	A >	A >	2012	109%	59%	47%
1	2013	**								**									61%	
10 10 10 10 10 10 10 10	2015	**			2015				2015	• •			2015		(+		2015	268%	84%	55%
10 10 10 10 10 10 10 10		**				••				••	**			••				209%	80%	53%
1	2018	**			2018				2018	▼ ▼			2018	**	A F		2018	123%	68%	48%
1		**				**		* *			**			••				100%		
1	2021																	74%	55%	41%
April Company Compan						* >								* >				66%		
2	2023																			
Value Area: One	2025				2025				2025				2025				2025			
Value Area: One Social control case (CSD DPH) sph Assophine (SD DPH)										Va 50 0.2 Hec (Abs Plansidy at E0 per u	dwellings (50 lare site @(250 Gross profit: (25 corption: 50 unit anning gain at 1 init (rent) & E0 p	One Flats) DPH) dph. %) Is p.a. 00% per unit (interme								
Value Area: One																				
Concept Company Comp										Valu	e Area: One	•								
Absorption: 50 centing a background of process of proce	C	0.2 Hectare si	ite @(250 D	PH) dph.	0	.2 Hectare si	gs (50 Fiat te @(250 Df	PH) dph.	(0.2 Hectare s	ite @(250 D	PH) dph.	C	0.2 Hectare si	ite @(250 D	PH) dph.	C).2 Hectare s	ite @(250 D	PH) dph.
Persong pain at 100%		Gross Absorption	profit: (17%) on: 50 units n	а		Gross Absorptio	profit: (17%) n: 50 units n:			Gross Absorpt	profit: (17%)	а		Gross Absorpti	profit: (17%)	а		Gross Absorpti	profit: (17%) nn: 50 units n	а
Securious content of 1 (100) per unit Secu		Plannin	g gain at 100%	6		Planning	gain at 100%			Plannir	g gain at 1009	6		Plannin	g gain at 100%	5		Plannin	g gain at 1009	6
To 30 (Social Bort to Intermediate)	Subsi	Sustainabilit	ty at £1800 pe	r unit	e) Subsi	Sustainabilit	v at £1800 per	unit	e) Subs	Sustainabili	ty at £1800 pe	r unit) Subsi	Sustainabilit	ty at £1800 per	unit) Subsid	Sustainabili	v at £1800 pe	r unit
TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET TEST SMEET	70				70				7	30% Affe	Pont to Inte	using	7/	30% Affo	ordable Hou	ising	70	30% Affo	rdable Ho	using rmediate)
DOON MECH. UP DOON UP DOON MECH. UP DOON UP DOON UP UP DOON UP UP UP DOON UP UP UP UP UP UP UP U	TEST	17 SHEET 1		i i i i eulate)	TEST	17 SHEET 1		mediate)				iniediate)	TEST	17 SHEET 1		mediate)		17 SHEET 1		
1		DOWN		IID	-	DOWN		IID	-	DOWN		LIP		DOWN		LID				
1		* >	**	**		* >	**	**		A >	**	**		* >	**	**			46%	40%
Section Sect																		70%		
Value Area: 0 Value Area:		A F				A >							2013	A >	**	**		81%		
1																			60%	
1	2016	**	*>	* >	2016				2016	**	A >	A >	2016	**		* >	2016	115%	66%	48%
1																		98%		
1	2019	* >	**	**	2019	* >	**	**	2019	A >	**	**	2019	* +	**	**	2019	76%	55%	43%
	2020																			
2024	2022	**	**	**	2022		**	**	2022	**	**	**	2022	**	**	**	2022	57%	47%	38%
Value Area: 0 O dwellings (0) O site @(0) dph. Gross profit: 0 O site @(0) dph.	2023																			
Value Area	2025		**	**	2025			**	2025	**	**	**	2025	**	**	**	2025	51%	45%	37%
So deelings (19 Files) Circle profit (1976) Ci	2026	**	**	**	2026	**	**		2026				2026	**	**	**	2026	51%	46%	37%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidipation		O dv O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0		Su	0.2 Hec (Abb pi posidy at E0 per u Sustain 30% 70:30 (S Val dv O Sit At	tare site @(250 sross profit: (17 corption: 50 unit transing gain at 1 unit (rent) & E0 pability at £1800 de cocial Rent to Intue Area: 0 velllings (0) e @ (0) dph.	DPH) dph. (%) (s.p.a. (00%) (per unit (interme) () per unit () pusing	ediate)	dw O site Gro Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Ab	rellings (0) e @(0) dph. ess profit: 0 sorption: 0	
Sustainability at 0 O% Affordable Housing O% Aff		Planni	ng gain at 0%			Planni	ng gain at 0%			Plann	ing gain at 0%			Planni	ng gain at 0%			Planni	ng gain at 0%	
O O O TEST 18 SHEET 1 SHEET 1		Susta	ainability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	ainability at 0			Susta	inability at 0	
Company Comp		0% Affor		sing		0% Affor		sing		0% Affo		sing		0% Affor		sing		0% Affo		sing
DOWN MIDLE UP DOWN M	TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST			
- - - - 0 - - - 0 0		DOWN		UP	-	DOWN		UP	+	DOWN		UP	1	DOWN		UP	1			
0 0	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	0	-	-	-	0		-		0	-		-	0	-	-	-	0			
- - - 0 - - 0 0 - -	0		-		ő		-		-	-		-	0		-		0		0%	
- - - -	0		-	-	0	-	-	-	0	_	-	-	0		-	-	0	0%	0%	0%
	0				0				0				0		-		0			
	0		-	-	0	-	-	-	-	-	-	-	0	-	-		0	0%	0%	0%
0 - 0	0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%		
	0				0				0				0				0		0%	0%
0	0		-	-	0	-	-	-	0	-	-		0	-	-	-	0			
0	0				0				-				0				0			
0 Value Area: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	-	-	-	0	-	-	-	0	_	-	-	0		-	_	0	0%		0%
Value Area: 0 0 dwellings (0) 0 ste ⊕(0) dph. gross profit: 0	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0			
o site @(i) dph. Gross profit: 0					-					1							-		370	1
Assorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Afforbile Housing											O site @(0) dpl Gross profit: 0 Absorption: 0 lanning gain at Subsidy at 0 Sustainability at	n. 0 0%								

0 dw	ue Area: 0															
0 dw			Value Area: 0				ue Area: 0			Valu	ue Area: 0				ie Area: 0	
	wellings (0)		dwellings (0)			dw	ellings (0)			dw	ellings (0)			dw	ellings (0)	
O SILE	e @(0) dph.		0 site @(0) dph.			0 site	@(0) dph.			0 site	e @(0) dph.			0 site	@(0) dph.	
	oss profit: 0		Gross profit: 0				ss profit: 0			Gro	oss profit: 0				ss profit: 0	
	sorption: 0		Absorption: 0				sorption: 0				sorption: 0				sorption: 0	
Plannir	ing gain at 0%		Planning gain at 0%			Plannir	ng gain at 0%			Planni	ng gain at 0%			Plannir	ng gain at 0%	
	ubsidy at 0		Subsidy at 0				ibsidy at 0				ibsidy at 0				bsidy at 0	
Susta O9/ Affor	alnability at 0 rdable Housing	00/	Sustainability at 0 Affordable Hou	cina		Susta O9/ Affor	inability at 0 rdable Hou:	olma		Susta	ainability at 0 rdable Hou:	cina		Susta	inability at 0 dable Hous	ina
0 % All 01	0	0%	0	ising		U 76 AIIUI	0	sing			0	sing		U 76 AIIUI	0	siriy
ST 19 SHEET 1	GREENFIELD	TEST 19 SHEE	ET 1 INDUSTRIAL1		TEST 19 S	SHEET 1	INDUSTRIAL2		TEST 1	19 SHEET 1	PDL		TEST	19 SHEET 1	CTION TO AFFOR	DARLE
DOWN	MIDDLE UP	DOV		UP		DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP
_		0	_	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
-		0 _	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-		0 _	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
_		0 _	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
-		0 -	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
		0		+ :-	0	-			0				0	0%	0%	0%
		, <u> </u>			0	-			0				-0	0%	0%	0%
-		o			0				o			-	ō	0%	0%	0%
_		0	-		0		-	-	0		-	-	0	0%	0%	0%
		0	_	_	0		-	_	0	_	-	-	0	0%	0%	0%
_		0 _		_	0	_	_	-	0	_	_	-	0	0%	0%	0%
-		0	-	-	0		-	-	0		-	-	0	0%	0%	0%
_		0 -	-	-	0		-	-	0		-	-	0	0%	0%	0%
-		0 -		-	0		-	-	0	-	-	-	0	0%	0%	0%
-		0 -	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
							/alue Area:									
							0 dwellings (0)									
							0 site @(0) dph									
							Gross profit: 0									
						DI.	Absorption: U lanning gain at I									
						PI	Subsidy at 0	J76								
							Sustainability at	0								
							Affordable Ho									
							0									
Valu	ue Area: 0		Value Area: 0			Valu	ue Area: 0								ie Area: 0	
						vaic	ae Alea. U			Valu	ue Area: 0			Valu	ie Alea. U	
0 dw	wellings (0)		dwellings (0)			dw	ellings (0)			dw	ellings (0)			dw	ellings (0)	
0 site	e @(0) dph.		0 site @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 site Gro	e @(0) dph. oss profit: 0		0 site @(0) dph. Gross profit: 0			dw O site Gro	ellings (0) e @(0) dph. ess profit: 0			dw 0 site Gro	rellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Abs	e @(0) dph. oss profit: 0 osorption: 0		O site @(0) dph. Gross profit: 0 Absorption: 0			dw O site Gro Abs	rellings (0) e @(0) dph. ess profit: 0 sorption: 0			dw O site Gro Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O site Gro Abs Plannir	e @(0) dph. oss profit: 0		0 site @(0) dph. Gross profit: 0			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0			dw O site Gro Ab Planni	rellings (0) e @(0) dph. oss profit: 0			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Abs Plannir Su Susta	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 alnability at 0		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0			dw O site Gro Abs Plannir Su Susta	rellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 einability at 0			dw O site Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 anability at 0			dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0	
O site Gro Abs Plannir Su Susta	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 ainability at 0 rdable Housing		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou		C	dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elissidy at 0 endable Houe	sing		dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	0%	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou			dw O site Gro Abs Plannir Su Susta 0% Affor	rellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ing gain at 0% ibsidy at 0 anability at 0	sing		dw O site Gre Ab Planni Su Susta O% Affor	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 anability at 0	sing		dw 0 site Gro Abs Plannii Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0	sing
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 ainability at 0 rdable Housing		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou		TEST 20 S	dw O site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elissidy at 0 endable Houe	sing	TEST 2	dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous	sing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	
O site Gro Abs Plannir Su Susta	e @(0) dph. sprofit: 0 sscrption: 0 sscrption: 0 sing gain at 0% ubsidy at 0 sinability at 0 rdable Housing 0	0%	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1		TEST 20 S	dw O site Gro Abs Plannir Su Susta 0% Affor	rellings (0) e @(0) dph. ess profit: 0 scorption: 0 ng gain at 0% ebsidy at 0 rdable Hous 0	sing UP	TEST :	dw O site Gre Ab Planni Su Susta O% Affor	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 again at 0% absidy at 0 alnability at 0 rdable Hou: 0	sing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 ction to Affor	DABLE
O sitte Gro Abs Plannin Su Susta O% Affor	e @(0) dph. sss profit: 0 escrption: 0 escrp	0% TEST 20 SHEE	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 INDUSTRIAL1	UP -	TEST 20 S	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) a @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ibisidy at 0 iinability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST :	dw 0 sitt Gree Ab Planni St Susta 0% Affol	rellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE —	UP	TEST	dw 0 site Gro Abs Plannin Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0%
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. sss.profit: 0 sosprjoin: 0 sosprjoin: 0 sosprjoin: 0 sosprjoin: 0 sosprjoin: 0 dp gain at 0% dbsidy at 0 ainability at 0 rdable Housing 0 GREENFIELD MIDDLE P	0% TEST 20 SHEE	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 INDUSTRIAL1 WN MIDDLE	UP -	TEST 20 S	dw O site Gro Abs Plannin Su Susta O% Affor SHEET 1	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP -	TEST :	dw. O sitt Gre Ab Plannl Sust O% Affor 20 SHEET 1 DOWN -	rellings (0) ellings (0) ellin	UP -	TEST	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN 0% 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0%
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. sss profit: 0 escrption: 0 escrp	0% TEST 20 SHEE	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 INDUSTRIAL1 WN MIDDLE	UP -	0 0	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) a @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ibisidy at 0 iinability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST 2	dw 0 sitt Gree Ab Planni St Susta 0% Affol	rellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE —	UP	TEST	dw O site Gro Abb Plannii Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0% 0%
O site Gro Abs Plannir Su Sustat O% Affor ST 20 SHEET 1 DOWN	e @(0) dph, sos profit: 0 sop print: 0 sop p	0% TEST 20 SHEE	O sitle @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O ET 1 INDUSTRIAL1 WN MIDDLE	UP	0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) ellings (0) ellings (0) ph. sss profit: 0 sorption: 0 ng gain at 0% sbisidy at 0 sinability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitch Gre Ab Planni St. Susta O'A Affor	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN 0% 0%	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0%
O site Gro Abs Plannir Su Susta O'% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sith Gre Ab Planni St Susta O% Affor	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous: 0 PDL MIDDLE	UP	TEST	dw O site Gro Ab: Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0% 0% 0% 0%
O site Gro Abs Plannir Su Sustat O% Affor ST 20 SHEET 1 DOWN	e @(0) dph, sos profit: 0 sop print: 0 sop p	0% TEST 20 SHEE	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) ellings (0) ellings (0) ph. sss profit: 0 sorption: 0 ng gain at 0% sbisidy at 0 sinability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sith Gre Ab Plannin Si Susta O% Affor 20 SHEET 1 DOWN	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannit Su Susta O% Affor POWN O% O% O% O% O%	pellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 crack to the desired of the desired	DABLE UP 0% 0% 0% 0% 0% 0%
O site Gro Abs Plannir Su Susta O'% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sith Gre Ab Planni St Susta O% Affor	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous: 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ggain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site Gro Abs Plannir Su Susta O'% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE 0	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitch Gre Ab Planni St. Sussition O'N Affor	rellings (0) ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O site Gro Abs. Abs. Plannir Sus Sus O% Affor CO SHEET 1 REDUC DOWN O%	ellings (0) e @ (0) dph. ss profit: 0 corption: 0 sp gain at 0% bisdy at 0 inability at 0 dable House 0 common to AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site Gro Abs Plannir Sus Susta O% Affor EST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O ET 1 NOUSTRIALT WN MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitch Gre Ab Planni St. Sussition O'N Affor	rellings (0) ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O site Gro Abb Plannie Susta O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) • @ (0) dph. ss profit: 0 ss profit: 0 ss profit: 0 ss profit: 0 day gain at 09 bissidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O Sittle Gro Abb Plannith Surstan O'% Affor DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 aliability at 0 grade Housing 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Affordable Hou O ET 1 INDUSTRIAL1 INDUS	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Groe Abs Abs Plannii Su Sustat O% Affor DOWN	vellings (0) a @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 or dable db	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O situte of the control of the co	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 ordable Hour 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite to Green Abs Planning Su Sussession O & Affor 20 SHEET 1 REDUCT O O & O & O & O & O & O & O & O & O &	ellings (0) see (0) options of the control of the c	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sittle Gro Abb Plannin Su Susta O'% Affor IST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosprion: 0 ng gain at 0% ubsidy at 0 insibility at 0 insibility at 0 GREENFILD MICOLE UP	0% TEST 20 SHEE 0	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Affordable Hou O ET 1 INDUSTRIAL1 INDUS	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Abs	rellings (0) e @ (0) dph. ss profit: 0 scoption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0 sinability at 0 sinability at 0 inability at 0	UP	TEST 2	dW O sitting Grc Grc Ab Planni St	rellings (0) e @ @(0) dph. sss profit: 0 sorption: 0 on gain at 0% sinsibly at 0 insibility at 0 MIDOLE	UP	TEST	dw O site Gro Abb Plannie Susta O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) se profit: 0 dable House CHON TO AFFOR O% O% O% O% O% O% O% O% O%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIELE Gro Abb Plannin Su Susta O% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 alinability at 0 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE 0	O site @(O) dph. Gross profit: Absorption: O Absorption: O Absorption: O Assorption: O Affordable Hou O T T INDUSTRIAL MICOLE	UP	TEST 20 S	dw O site Gro Abs	rellings (0) e @ (0) dph. ss profit: 0 scoption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0 sinability at 0 sinability at 0 inability at 0	UP	TEST 2	dW O sitting Gre Ab Planning St St SS	rellings (0) e a @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 sorption: 0 en g gain at 0% elsaidy at 0 elsaidy e	UP	TEST :	dw O slitch of the control of the co	ellings (0) see (0) olph, ss profit: 0 corption: 0 g gain at 0% biskly at 0 inability at 0 cable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sittle Gro Abs. Plannin Sutata O'M Affor O'M Affor O'M Affor O'M O'M O'M O'M O'M O'M O'M O'	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) chr. forss profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Affordable Hou O ET 1 INDUSTRIAL! MIDDLE	UP	TEST 20 S	dww O site Grow Abs	rellings (0) = @(0) dph. sss profit: 0 g a@(1) dph. sss profit: 0 g sorption: 0 g again at 0 % sbsidy at 0 iniability at 0 ordable Hou: 0 NDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O slitch of the control of the co	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% stady at 0 ng gain at 0% stady at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of Control	sellings (0) to (0) septimize	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIELE Gro Abb Plannin Su Susta O% Affor TOWN	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 aniability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE 0	O site @(O) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O sites Gro Abs Su Sustantial Su Sustantial Sheet 1 DOWN	rellings (0) a @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% obsidy at 0 insibility at 0 display at 0 insibility at 0 insi	UP	TEST 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	dW O sitting Crc Abb Planning Crc Abb Planning Crc Abb Planning Crc Abb Planning Crc Afford Crc Abb Planning Crc Abb	rellings (0) = @(0) dph. sss profit: 0 sorption: 0 ong gain at 0% disddy at	UP		dw O slitch of Signature of Sig	sellings (0) seg (0) diph. sep rofit: 0 sorption: 0 rg gain at 0% seldy at 0 rg gain at 0% seldy at 0 rinability at 0 dable Hous 0 rg. minbut yat 0 dable Hous 0 rg. minbut yat	DABLE UP 096 096 096 096 096 096 096 096 096 096
O SIRE Gro Abs. Plannin Susta O'M Affor O'M Affor O'M Affor O'M	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(O) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O slite Gro Abs Plannin Su Su Sustata O' Affor DOWN	rellings (0) a @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% obsidy at 0 insibility at 0 display at 0 insibility at 0 insi	UP	TEST 2	dW. O slith of the control of the co	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE 0	O site @(O) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site of Control o	rellings (0) 3 @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sisidy at 0 ng gain at 0% sisidy at 0 ninability at 0 dinability at 0 dinability at 0 ninability at 0 ninabili	UP	TEST 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O slitch of the control of the co	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O slitch of Signature of Sig	sellings (0) seg (0) diph. sep rofit: 0 sorption: 0 rg gain at 0% seldy at 0 rg gain at 0% seldy at 0 rinability at 0 dable Hous 0 rg. minbut yat 0 dable Hous 0 rg. minbut yat	DABLE UP 096 096 096 096 096 096 096 096 096 096
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(O) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Gro Gro Abba Plannin Sustan Sustan Sustan Sustan Sustan Sustan Sustan Sustan Sheet 1	rellings (0) = 2 @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sisidy at 0 ng gain at 0% sisidy at 0 inability at 0 drable Hou: 0 nbustriate. MIDDLE HOUSE HOUS	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(O) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Grow Abba Planning Su Sustaine SHEET 1 DOWN	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sorption: 0 gain at 0% soldy at 0 inability at 0 drafable Hour 0 linability at 0 drafable Hour 1 linability at 0 drafable linability at 0 drafa	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(O) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Gro Gro Abba Plannin Sustato O Sheet 1 Down	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sostpion: 0 ng gain at 0% sostpion: 0 ng gain at 0% sostpion nd	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Subsidy at 0 Subsidy at 0 Affordable Hou O Affordable Hou O INDUSTRIALI NOUSTRIALI	UP	TEST 20 S	dw O site to Gro Gro Abba Plannin Sustato O Sheet 1 Down	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sorption: 0 gain at 0% soldy at 0 inability at 0 drafable Hour 0 linability at 0 drafable Hour 1 linability at 0 drafable linability at 0 drafa	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Subsidy at 0 Subsidy at 0 Affordable Hou O Affordable Hou O INDUSTRIALI NOUSTRIALI	UP	TEST 20 S	dw O site Gro Gro Abban Sustan	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sorption: 0 ng gain at 0% sorption:	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Subsidy at 0 Subsidy at 0 Affordable Hou O Affordable Hou O INDUSTRIALI NOUSTRIALI	UP	TEST 20 S	dw O site of Control o	rellings (0) = @(0) dph. ssprofit: 0 sorption: 0 graph at 0% sorption: 0 graph at 0% study at 0 inability at 0 ddble Hour 0 graph at 0% study at 0 inability at 0 ddble Hour 0 graph at 0% study at 0 inability at 0 ddble Hour 0 graph at 0% study at 0 inability at 0 inability at 0 inability at 0 inability at 0 graph at 0% of the 0% of th	UP	TEST 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Susta O'M Affor O'M Affor O'M Affor O'M	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Subsidy at 0 Subsidy at 0 Affordable Hou O Affordable Hou O INDUSTRIALI NOUSTRIALI	UP	TEST 20 S	dw O slite Gro Abb Plannir Sursta O% Affor	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sibsidy at 0 inability at 0 ddable Hou. NEUSTRIAL2 MIDOLE	UP	TEST 2 2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%

Figure 12 - Sensitivity Testing

	Value 50 dwellin 33 Hectare Gross Absorptic Plannin by at £0 per unit (e Area: Two gs (50 Hous site @(20 Df profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per ur	es) PH) dph. a. b. b. clinit (intermediate)	3	50 dwelling 33 Hectare s Gross Absorptio Planning dy at £0 per unit (i	Area: Two gs (50 Hous site @(20 DF profit: (20%) in: 50 units p.a g gain at 100% rent) & £0 per un	es) PH) dph. a. iit (intermediate		50 dwellin 33 Hectare Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u	es) PH) dph. a. 6 nit (intermediate)		50 dwellin 3.33 Hectare s Gross Absorptio Planning idy at £0 per unit (profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u	es) PH) dph. a. bit (intermediate)		50 dwellin 3.33 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un	es) PH) dph. i. (intermediate)
	30% Affo	ty at £1800 per ordable Hou Rent to Inter	ising			y at £1800 per rdable Hou Rent to Inter	sing			ty at £1800 pe ordable Hou Rent to Inte	ısing			y at £1800 per rdable Hou Rent to Inter	ising			y at £1800 per rdable Hou Rent to Inter	sing
IESI		GREENFIELD		IESI		INDUSTRIAL1		IESI	ISHEELI	INDUSTRIAL2		IESI		PDL		IESI		CTION TO AFFOR	
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 49%	MIDDLE 40%	UP 36%
2011	**	**	**	2011	* >	**	**	2011	(🔻	**	**	2011	**	**	0	2011	52%	41%	37%
2012 2013		4.A	**	2012	1+	**	**	2012 2013	(*	**	**	2012 2013	**	**	()	2012 2013	56% 57%	43% 44%	38% 38%
2014	• •	()		2014	4 🕶	**	**	2014	• •		**	2014	* *	••	+	2014	64%	47%	40%
2015 2016		1 *	A)	2015 2016		A)	4)	2015 2016		4)	4)	2015 2016	**		1.0	2015 2016	74%	52% 51%	42% 41%
2017		4.)	**	2017	4.*	**	**	2017	**	**	**	2017	• •	~ ~	↔	2017	64%	49%	40%
2018 2019	**	4)	**	2018 2019	4 +	**	**	2018 2019	1 +	**	**	2018 2019	**	**	()	2018 2019	60% 55%	47% 45%	39% 37%
2020		**	**	2020	A)	**	**	2020	A)	**	**	2020	**		0	2020	52%	43%	36%
2021	()	**	**	2021	**	**	**	2021	**	**	**	2021	**	~ ~	**	2021	49%	42%	35%
2022 2023	4.5	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	*)	**	2022 2023	46% 44%	41% 40%	35% 34%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	* *	* >	**	2024	44%	39%	34%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	1 *	**	2025 2026	43% 43%	39% 40%	34% 34%
3	50 dwellin 33 Hectare : Gross Absorpti	S Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 30 units p.:	es) PH) dph. a.	3	50 dwelling 33 Hectare s Gross Absorptio	profit: (20%) in: 30 units p.a	es) PH) dph. a.		Absorpti	Affordable Ho ocial Rent to Into Area: TWO gs (50 Hous site @(20 D profit: (20%) on: 30 units p.	%) s p.a. 00% ser unit (intermo) per unit using ermediate) ses) PH) dph. a.		50 dwellin 3.33 Hectare s Gross Absorptio	profit: (20%) on: 30 units p.	es) PH) dph. a.	3	50 dwellin 3.33 Hectare Gross Absorpti	profit: (20%) on: 30 units p.a	PH) dph.
70	Plannin by at £0 per unit (Sustainabilit 30% Affo	g gain at 100% (rent) & £0 per ur by at £1800 per prdable Hou Rent to Inter	hit (intermediate) unit unit using	70	Planning ty at £0 per unit (i Sustainability	gain at 100% rent) & £0 per ur y at £1800 per rdable Hou gent to Inter	nit (intermediate unit sing	70	Plannin iy at £0 per unit Sustainabili	g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inter	6 nit (intermediate) r unit using	70	Planning idy at £0 per unit (Sustainabilit	g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	nit (intermediate unit unit	70	Plannin y at £0 per unit (i Sustainabilit 30% Affo D: 30 (Social I 2 SHEET 1	g gain at 100% ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	it (intermediate) unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	4)	**	**	2010 2011	(+	**	**	2010	**	~ ~	()	2010 2011	50% 53%	40% 42%	36% 37%
2012		()	**	2012	1 *	**	**	2012		**	**	2012			0	2012	57%	42%	38%
2013 2014	* *	0	**	2013	4 *	**	**	2013	* *	**	**	2013 2014	~ ~	* *	0	2013 2014	59%	45% 49%	38%
2014		()	A)	2014		**	A)	2014		(•	A)	2014	**		()	2014	71%	49% 51%	40% 41%
2016		4.*	A >	2016	**	A }	A.)	2016	**	A F	A.)	2016	• •	~ ~	4.4	2016	67%	50%	40%
2017 2018		4)	**	2017 2018	4 *	**	**	2017	**	**	**	2017 2018	**		↔	2017 2018	62% 58%	48% 46%	39%
2019		**	**	2019	*)		**	2019	1.		**	2019	**		0	2019	54%	44%	37%
2020	(∀	**	**	2020	* >	**	**	2020	A Þ	**	**	2020	~~	~ ~	\leftrightarrow	2020	50%	43%	36%
2021 2022	4.5	**	**	2021	**	**	**	2021 2022	**	**	**	2021		()	**	2021 2022	48% 45%	41% 40%	35% 34%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	~ ~	* >	**	2023	44%	39%	34%
2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024		4.4	**	2024	43% 43%	39% 39%	34% 33%
2026		**	**	2026	**		11	2026	**		**	2026				2026	43%	40%	33%
	50 dwellin	e Area: Two	es)		Value 50 dwellin	Area: Two	es)	Sub	3.33 Her C Abs Pla sidy at £0 per u Sustair 30% 70:30 (S Value	wellings (50 Horctare site @(20 fross profit: (20 fross profit: (20 fross profit: (20 fross profit: (20 from the tree of tree	DPH) dph. %) s p.a. 00% eer unit (interme) busing eermediate)	ediate)	Value 50 dwellin	Area: Two	es)		50 dwellin	• Area: Two gs (50 House	es)
Subsic	Gross Absorption Plannin by at £0 per unit in Sustainabilit 30% Affo	site @(20 DF profit: (20%) on: 70 units p.: g gain at 100% (rent) & £0 per ur by at £1800 per prdable Hou Rent to Inter	a. hit (intermediate) runit using	Subsic	Absorption Planning By at £0 per unit (Sustainability	profit: (20%) on: 70 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. nit (intermediate unit sing) Subsit	.33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	site @(20 D profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermediate) r unit using) Subsi	Absorption Planning P	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. hit (intermediate unit unit	Subsid	I.33 Hectare Gross Absorpti Plannin y at £0 per unit (i	site @(20 DF profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	PH) dph. it (intermediate) unit sing
. 231 .		GREENFIELD		1.231		INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	49%	MIDDLE 40%	36%
2011 2012	- ;;	**	**	2011 2012	4)	**	**	2011 2012	1 *	**	**	2011 2012	**	- ;;	() ()	2011 2012	52% 57%	41% 43%	36% 38%
2013	**	• • • • • • • • • • • • • • • • • • •	**	2013	1.	**	**	2013	(+	**	**	2013	**	**	()	2013	58%	44%	38%
2015	**	()	**	2014 2015	**	**	**	2014 2015	**	1.	**	2014 2015	**	**	**	2014 2015	63% 76%	47% 52%	40% 42%
2016 2017	**	1.7	4.4	2016 2017	1.0	*)	4.7	2016 2017	**	* *	4.7	2016 2017	* *	**	(*	2016 2017	72% 66%	52% 50%	42% 40%
2018		0	**	2018	17	**	**	2018	- ; ;	**	**	2018			0	2018	61%	48%	39%
2019 2020	(v	4)	**	2019 2020	A)	**	**	2019 2020	4.)	**	**	2019 2020	**		()	2019 2020	57% 53%	46% 44%	38% 37%
2021 2022	<u> </u>	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	()	2021 2022	50% 47%	42% 41%	36% 35%
2023	4.4	**	**	2023	**	**	**	2023	**	**	**	2023	**	A)	**	2023	45%	40%	34%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	A)	**	2024 2025	44% 43%	40% 39%	34% 34%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	(♥	**	2026	43%	40%	34%
								Sub	50 d 3.33 Her C Abs Pla sidy at E0 per u Sustair 30%	wellings (50 Hor ctare site @(20 fores profit: (20 fores profit: (20 fores profit: (20 fores profit: (20 fores) paint at 1 fores paint (1) & E0 fores paint	uses) DPH) dph. %) s p.a. 00% der unit (interme busing	ediate)							

Subsic	50 dwellin 33 Hectare : Gross Absorpti Plannit by at £0 per unit (Sustainabilit 30% Affo : 30 (Social I	e Area: Two lgs (50 House site @(20 Di profit: (20%) on: 50 units p. lg gain at 50% (rent) & £0 per un pat £1800 per brdable Hou Rent to Inter	ses) PH) dph. a. nit (intermediat r unit using	e) Subsi	dwelling: .33 Hectare s Gross Absorptic Plannidy at £0 per unit (Sustainability 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediate unit sing	e) Subsit	dwelling 33 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 30% Affic 5:30 (Social	e Area: Two gs (50 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 50% (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inter	es) PH) dph. a. nit (intermediate r unit using	s) Subsi	dwelling 3.33 Hectare: Gross Absorpti Planni dy at £0 per unit (Sustainabilit 30% Affo D: 30 (Social F	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. sit (intermediate sunit) Subsid	dwelling 3.33 Hectare Gross Absorpti Plannit y at £0 per unit (i Sustainabilli 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a og gain at 50% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
TEST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	DD1		TEST	4 SHEET 1	CTION TO AFFOR	DADLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	~ ~	**	**	2010	**	**	**	2010	()	**	**	2010	* *	A >	**	2010	47%	39%	35%
2011	**	**	**	2011	* >	**	**	2011	(+	**	**	2011	~ ~	**	0	2011	50%	40%	36%
012 013		**	**	2012 2013	* >			2012	1+	**		2012 2013	**	**	+	2012	54% 55%	42% 42%	37% 37%
2014	••	()	**	2014	4.4	**	**	2014	• •	**	**	2014		**	0	2014	61%	46%	39%
2015	**	0	**	2015	• •	**	**	2015	* *	**	**	2015	~ ~	* *	÷	2015	69%	50%	41%
2016	**	€)	**	2016			**	2016	• •	**	**	2016	* *	~ ~	0	2016	65%	49%	40%
2017 2018		0	**	2017	4 +	**	**	2017	1.	**	**	2017	**		+	2017	61% 57%	47% 45%	39% 38%
019	(+	**	**	2019	A)	**		2019	1.	**		2019	**	**	0	2019	53%	44%	37%
2020	()	**	**	2020	**	**	**	2020	**	**	**	2020	~ ~	**	0	2020	50%	42%	36%
021	\leftrightarrow	**	**	2021	**	**	**	2021	**	**	**	2021	**	0	**	2021	47%	41%	35%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022		A >	**	2022	45% 43%	40% 39%	34% 33%
023		**	**	2023	**			2023		**		2023	**	4)		2023	43%	39%	33%
025	**	**	**	2025		**	**	2025	**		**	2025		A.)	**	2025	42%	38%	33%
026	**	**	**	2026	**	**	**	2026	**	alue Area: 1	**	2026	~ ~	(+	**	2026	42%	39%	33%
	50 dwellin 33 Hectare : Gross Absorpti Plannin by at £0 per unit i	e Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per un	ses) PH) dph. a. 6 nit (intermediat		dwelling: .33 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur	S) PH) dph. a. hit (intermediate	3	Sustai 309 70:30 (5 Valu dwelling .33 Hectare Gross Absorpt Plannir	unit (rent) & E0 p nability at £1800 6 Affordable He social Rent to Inte e Area: Two gs (50 House site @ (20 D s profit: (20%) lon: 50 units p. ng gain at 2009 (rent) & £0 per u	per unit busing ermediate) ors) PH) dph. a. 6	3	dwelling 1.33 Hectare : Gross Absorpti Plannin idy at £0 per unit (profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u	S) PH) dph. a. hit (intermediate		dwelling 1.33 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per un	S) PH) dph. a. it (intermediate)
	Sustainabilit	ty at £1800 per ordable Hou	r unit ısina		Sustainabilit	y at £1800 per rdable Hou	unit sina		Sustainabil 30% Aff	ity at £1800 pe ordable Hou	r unit ısina		Sustainabilit 30% Affo	ty at £1800 per ordable Hou	unit sina		Sustainabilit	y at £1800 per	unit sina
70	:30 (Social I	Rent to Inter	rmediate)	70):30 (Social F	Rent to Inter	mediate)	70	:30 (Social	Rent to Inte	rmediate)	70	D: 30 (Social F	Rent to Inter	mediate)		0:30 (Social I		
EST !	SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDU	CTION TO AFFOR	DADLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010 011	**	**	**	2010	4.4	**	**	2010	**	**	**	2010	~ ~	**	0	2010	53% 57%	42% 43%	37% 38%
012	;_	()	**	2011	1.4	**	**	2011		**	**	2011		**	+	2012	63%	43%	40%
013	~~	+	**	2013	4.4	**	**	2013	**	**	**	2013	~ ~	* *	•	2013	64%	46%	40%
014 015	**	4 *	A)	2014	**	A)	4)	2014	**	4)	4)	2014	**	**		2014 2015	72% 86%	50% 56%	42% 44%
016		**	A)	2016	**	A)	A)	2016	~ ~	1.		2016	~ ~	~ ~		2016	80%	55%	43%
017	**	4.4	A F	2017	~ ~	* >	A >	2017	* *	(=	* >	2017	~ ~	* *	4.4	2017	73%	52%	42%
118 119	••	() ()	**	2018	· ·	**	**	2018 2019	• •	**	**	2018 2019	••	* *	()	2018 2019	67%	50% 48%	40% 39%
120		0	**	2020		**	**	2020	(+	**	**	2020		**	0	2020	56%	46%	38%
021	(*	**	**	2021	*)	**	**	2021	* >	**	**	2021	• •	* *	+	2021	52%	44%	37%
022	+++	**	**	2022	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	49% 47%	43% 42%	36% 35%
024	•	**	**	2024	**	**	**	2024	**	**	**	2024	~ ~	**	**	2024	46%	41%	35%
025 026		**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	**	**		2025	45% 45%	41% 42%	35% 34%
								Sub	50 o 3.33 He Ab Pl sidy at £0 per u Sustai	alue Area: 1 dwellings (50 Horectare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 2 unit (rent) & E0 p nability at £1800	uses) DPH) dph. %) s p.a. 00% per unit (interm) per unit	ediate)							
									70:30 (9	6 Affordable Ho Social Rent to Int	ermediate)								
Subsidy	50 dwellin 33 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit 30% Affo	e Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 100% ((rent) & £26000 per by at £1800 per prdable Hou	ses) PH) dph. a. 6 r unit (intermedia r unit	ite) Subsidy	dwelling: .33 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit; 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	te) Subsidy	dwelling 33 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabil 30% Affic	e Area: Two gs (50 House site @(20 D) s profit: (20%) ion: 50 units p. ng gain at 1009 ((rent) & £26000 pe ity at £1800 pe pordable Hou	PH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwelling 3.33 Hectare : Gross Absorptic Planning vat E4850 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	S) PH) dph. a. unit (intermediate unit	s) Subsidy	dwelling 3.33 Hectare Gross Absorpti Plannin rat £4850 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	s) PH) dph. a. unit (intermediate) unit sing
	:30 (Social I SHEET 1	Rent to Inter	ineuiate)):30 (Social F 6 SHEET 1	tent to inter	mediate)		6 SHEET 1	Rent to Inte	ineciate)		0:30 (Social F 6 SHEET 1	kent to inter	mediate)		0:30 (Social I 6 SHEET 1	Refit to Inter	mediate)
		GREENFIELD		⊒ '		INDUSTRIAL1		4		INDUSTRIAL2		┧		PDL		1	REDU	CTION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 34%	MIDDLE 30%	UP 29%
011	0	**	**	2011	**	**	**	2011	**	**	**	2011	**	A.)		2011	36%	31%	29%
012 013	17	**	**	2012	^)	**	**	2012	A P	**	**	2012 2013	**	()	+	2012	38% 39%	33%	30%
014		**	**	2014	4)	**		2014	1 *	**		2014		• •		2014	44%	36%	32%
015	**	()	**	2015	(+	**	**	2015	4.4	**	**	2015	* *	**	0	2015	51%	39%	34%
016 017	**	4)	**	2016 2017	*)	**	**	2016 2017	1.	**	**	2016 2017	**	* *	()	2016 2017	49% 46%	39% 38%	33% 33%
018	4.4	**	**	2018	* >	**	**	2018	A >	**	**	2018	• •	**	0	2018	44%	37%	32%
019 020	()	**	**	2019	**	**	**	2019	**	**	**	2019	**	()	**	2019 2020	41% 39%	36% 35%	31% 31%
021		**	**	2021	**		**	2021	**	**	**	2021		*)	**	2021	38%	34%	30%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	()	A.):	**	2022	36%	33%	30%
023 024	**	**	**	2023	**	**		2023	**	**	**	2023	()	A }	**	2023 2024	35% 35%	33% 32%	29% 29%
025 026	**	**	**	2025	**	**		2025	**	**	**	2025	()	A):	**	2025 2026	34% 34%	32% 33%	29% 29%
	**		**	-320	**	**			50 o 3.33 He Ab: Pl at £48500 per u Sustai 30 9	alue Area: 1 dwellings (50 Horeas) dwellings (50 Horeas) dwellings (50 Horeas) dwellings (20 Horeas) dwellings	uses) DPH) dph. %) s p.a. 00% 000 per unit (ir busing		ate)		**			2370	200

Subsidy a	50 dwellin 33 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 30% Affo	Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. runit (intermediate asing)) Subsidy	dwelling 33 Hectare: Gross Absorptic Planning at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediated in the content of the conten	ie) Subsidy	dwelling .33 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) lon: 50 units p. log gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. funit (intermediate or unit disting)) Subsidy	dwelling: 3.33 Hectare s Gross Absorptio Planning (at £25000 per unit (Sustainabilit;	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. crunit (intermediate runit	s) Subsidy	dwelling .33 Hectare: Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	s) PH) dph. i. unit (intermediate) unit sing
		GREENFIELD	,			INDUSTRIAL1				INDUSTRIAL2	1			PDL	,		REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 40%	MIDDLE 34%	UP 31%
2011 2012	()	**	**	2011 2012		**		2011	**	**	**	2011 2012	• •	* >	4)	2011	43% 46%	35% 37%	32% 33%
2013	**	**	**	2013	* >		**	2013		**	**	2013	**		()	2013	47%	37%	34%
2014 2015	**		**	2014 2015	4+	**	**	2014	(*	**	**	2014 2015	••		()	2014	53% 61%	41% 45%	35% 37%
2016	**	4.)	**	2016	4+	**	**	2016	~ ~	**	**	2016	~ ~	**	4.)	2016	58%	44%	37%
2017 2018	**	()	**	2017 2018	*)	**	**	2017	(*	**	**	2017 2018	• •	**	() ()	2017 2018	54% 50%	42% 41%	36% 35%
2019	4.4	**	**	2019	* >		**	2019	A >	**	**	2019	~ ~	~ ~	\leftrightarrow	2019	47%	39%	34%
2020 2021	4.)	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	• •	++	**	2020 2021	45% 42%	38% 37%	33% 32%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022 2023	**	A)	**	2022	40% 39%	36% 36%	32% 31%
2024	**		**	2024	**	**		2024	**	**	**	2024	()	* >		2024	38%	35%	31%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A):	**	2025 2026	38% 38%	35% 36%	31% 31%
	Value	• Area: Two gs (50 Hous	es)		Value	• Area: Two s (50 House:	,	Subsidy	3.33 He (Abs Plat at £25000 per u Sustain 30% 70:30 (S Value	wellings (50 Ho ctare site @(20 scross profit: (20 scrption: 50 unit anning gain at 1 nit (rent) & £22 hability at £1806 6 Affordable Ho cotal Rent to Initial Area: Two gs (50 House (50 House)	DPH) dph. (%) Is p.a. 00% 000 per unit (into 0 per unit ousing termediate)	ermedia	Value	Area: Two) s)			• Area: Two s (50 House:	
Subsidy a	33 Hectare : Gross Absorptio Planning at £36000 per unit : Sustainabilit 30% Affo	Site @(20 DF profit: (20%) on: 50 units p.; g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. r unit (intermediate unit silng) Subsidy	.33 Hectare :	site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. unit (intermediate unit)	xx) Subsidy	.33 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	site @(20 D profit: (20%) ion: 50 units p ig gain at 1000 p (rent) & E24000 pe ordable Hou Rent to Inte	PH) dph. a. 6 r unit (intermediate r unit) Subsidy	Gross Absorptio Planning At £36000 per unit (Sustainabilit:	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. r unit (intermediate	s) Subsidy	Gross Absorption Planning at £36000 per unit Sustainabilit 30% Affo 0: 30 (Social I	site @(20 DF profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. unit (intermediate) unit sing mediate)
[DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	()	**	**	2010 2011	**	**	**	2010	4.5	**	**	2010 2011	• •	A)	4.4	2010 2011	37% 39%	32% 33%	30% 31%
2012	4.4	**	**	2012	*)	**	**	2012	A)	**	**	2012	**	~ ·		2012	42%	35%	32%
2013 2014	(*	**	**	2013 2014	A)	**	**	2013 2014	(*	**	**	2013 2014	• •		+	2013 2014	43% 49%	35% 38%	32% 34%
2015	• •	· · ·	**	2015	4.4	**	**	2015	~ ~	**	**	2015	• •		\leftrightarrow	2015	56%	42%	36%
2016 2017	**	↔	**	2016 2017	4+	**	**	2016	(*	**	**	2016 2017	**		()	2016 2017	54% 50%	41% 40%	35% 34%
2018	4.4	**	**	2018	* >	**	**	2018	4 🕶	**	**	2018	* *	~ ~	+	2018	47%	39%	33%
2019 2020	+	**	**	2019	**	**	**	2019	* *	**	**	2019 2020	**	++	4)	2019	45% 42%	38% 37%	33% 32%
2021	**	**	**	2021	**	**		2021	**	**	**	2021	**	* >	**	2021	40%	36%	31%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	()	A)	**	2022 2023	38% 37%	35% 34%	31% 30%
2024 2025	**	**	**	2024 2025	**	**		2024 2025	**	**	**	2024 2025	()	4)	**	2024 2025	37% 36%	34% 34%	30% 30%
2026	**		**	2026	**	**	**	2026	**	**	**	2026	0	4)	**	2026	36%	34%	30%
	Valu	ue Area: 0			Valu	ue Area: 0		Subsidy	50 d 3.33 He (Abs Plat £36000 per u Sustain 30% 70:30 (S Vali	Affordable He ocial Rent to Intue Area: 0	uses) DPH) dph. (%) (s.p.a. 00% 000 per unit (int	ermedia	Valu	ie Area: 0				ue Area: 0	
	0 dw 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
	Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0			Gre	oss profit: 0 osorption: 0			Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0	
	Plannii	ng gain at 0% bsidy at 0			Plannii	ng gain at 0% ibsidy at 0			Plann	ing gain at 0% ubsidy at 0			Plannir	ng gain at 0% bsidy at 0			Plannii	ng gain at 0% ibsidy at 0	
	Susta	inability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	inability at 0			Susta	inability at 0	
		dable Hous	sing			dable Hous	sing		0% Affo	rdable Hou 0	sing		0% Affor	dable Hous	sing		0% Affor	dable Hous	sing
TEST 9	SHEET 1	GREENEIELD		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DABLE
. [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	١.	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1.	DOWN 0%	MIDDLE 0%	UP 0%
ő				o				ō				o o				o o	0%	0%	0%
0	- :	- :		0	-			0	-			0	-	- :	-	0	0% 0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ő		- 1		ő				ő				ō				ő	0%	0%	0%
0			-	0		-	-	0		-	-	0	-		-	0	0% 0%	0% 0%	0%
0			-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-		-	0	-		-	0			-	0	-		-	0	0%	0%	0%
0			-	0		-	-	0				0	-		-	0	0% 0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	_		-	0	0%	0%	0% 0% 0%
ō			-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: Jalanning gain at Subsidy at 0 Sustainability a Affordable Ho) n.) 0% t 0								

TEST (O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous 0	sing	TEST 1	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST	dw O site Gro Abs Plannii Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	000000000000000000000000000000000000000	DOWN	INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	NDUSTRIAL2 MIDOLE MIDOLE	ı. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		200 TO AFFOR AFFOR MIDDLE MIDL	DABLE UP (V)
Subsic	50 dwellin 33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	e Area: Two gs (50 Hous site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur try at £600 per ordable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling: 33 Hectare s Gross Absorptio Planning by at £0 per unit (i) Sustainabilit	orofit: (20%) n: 50 units p.s gain at 100% rent) & £0 per un y at £600 per rdable Hou	S) PH) dph. it (intermediate unit sing	Subsit	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	Affordable Ho 0 e Area: Two ps (50 House site @(20 Di profit: (20%) ion: 50 units p. ng gain at 100% (rent) & 60 per ulty at £600 per prodable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) unit using	Subsi	dwelling 3.33 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £600 per rdable Hou	S) PH) dph. a. it (intermediate unit sing) Subsid	dwelling 1.33 Hectare: Gross Absorptio Planning y at £0 per unit (r Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per rdable Hou	b) PH) dph. it (intermediate) unit sing
IESI .		GREENFIELD	un	IESI		INDUSTRIAL1	l in	IESI		INDUSTRIAL2		IESI		PDL		IESI	REDU	CTION TO AFFOR	
2010 2011	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP A A	2010	DOWN 48% 51%	MIDDLE 39% 41%	UP 35% 36%
2012	**	**	**	2012	* >	**	**	2012		**	**	2012	• • •	**	•	2012	55%	43%	38%
2013 2014	**	()	**	2013 2014	(+	**	**	2013 2014	(v v v	**	**	2013 2014	• •	• •	()	2013 2014	56% 63%	43% 47%	38% 39%
2015 2016	**	(v	**	2015 2016	**	**	* *	2015 2016	**	**	**	2015 2016	* * *	**	(v	2015 2016	72% 68%	51% 50%	41% 41%
2017 2018	**	()	**	2017 2018	(v	**	**	2017 2018	* * *	**	**	2017 2018	**	**	()	2017 2018	63% 59%	48% 46%	39% 38%
2019	ŢŢ.	**	**	2019	*)	**	**	2019	(+	**	**	2019		**	0	2019	54% 51%	44%	37%
2021	÷	**	**	2021	**	**	**	2021	**	**	* *	2021	* *	**	**	2021	48%	41%	35%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	* *	4.5	**	2022 2023	46% 44%	40% 39%	34% 34%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	• •	A):	**	2024 2025	43% 42%	39% 39%	34% 33%
								Sub	50 d 3.33 Her C Abs Pla sidy at E0 per u Sustai 30%	wellings (50 Hou ctare site @(20 I cross profit: (20' corption: 50 unit anning gain at 10 init (rent) & E0 p inability at £600 b Affordable Ho ocial Rent to Int	ises) OPH) dph. %) s p.a. 00% er unit (interme per unit	diate)							
Subsic	50 dwellin 33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab 30% Affo : 30 (Social	e Area: Two gs (50 Hous site @(20 Df profit: (20%) on: 50 units p.; g gain at 100% (rent) & £0 per ur lility at £0 per u prdable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit using	Subsid	dwelling: 33 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabil 30% Affor :30 (Social F	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. it (intermediate nit Sing	Subsit	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab 30% Affo 0:30 (Social	pe Area: Two gs (50 House site @(20 Di profit: (20%) ion: 50 units p. gg gain at 100% (rent) & £0 per unitlity at £0 per unitli	s) PH) dph. a. bit (intermediate) init using	Subsi	dwelling 3.33 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabi 30% Affo D: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. a. it (intermediate nit sing) Subsid	dwelling 3.33 Hectare: Gross Absorptit Planning y at £0 per unit (r Sustainabi 30% Affo D: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	b) PH) dph. it (intermediate) nit sing
TEST '	12 SHEET 1	GREENFIELD		TEST 1	2 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 48%	MIDDLE 39%	UP 35%
2011	**	**	**	2011	A)	**	**	2011	(*	**	**	2011	**	**	()	2011	51% 55%	40%	36% 37%
2013	• •	**	••	2013	*>	**	**	2013		**	**	2013	**	• •	\leftrightarrow	2013	56%	43%	38%
2014 2015	**	() (v	A A	2014 2015	(v	A A	**	2014	• •	A A	**	2014 2015	* *	* *	() (v	2014 2015	62% 71%	46% 51%	39% 41%
2016 2017	**	()	**	2016 2017	**	**	**	2016 2017	**	**	**	2016 2017	V V	**	()	2016 2017	67% 62%	50% 48%	40% 39%
2018	**	0	••	2018	* >	**	**	2018	(*	**	**	2018	**	• •	\leftrightarrow	2018	58%	46%	38%
2019 2020	4.4	**	**	2019 2020	A)	**	**	2019 2020	(v	**	**	2019 2020	• • •	**	() ()	2019 2020	54% 51%	44% 43%	37% 36%
2021	÷	**	**	2021	**	**	**	2021	**	**	**	2021	• •	**	**	2021	48%	41%	35%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	A >	**	2022 2023	45% 44%	40% 39%	34% 34%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	4)	**	2024 2025	43% 42%	39% 39%	33% 33%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	**	(+	**	2026	42%	39%	33%
								Sub	50 d 3.33 Her C Abs Pla sidy at E0 per u Susta 30%	wellings (50 Hou ctare site @(20 l Gross profit: (20 corption: 50 unit anning gain at 10	ises) DPH) dph. %) s p.a. 10% er unit (interme er unit	ediate)							

Subsid	50 dwellin 33 Hectare : Gross Absorptic Plannin; by at £0 per unit (Sustainabilit 30% Affo	e Area: Two gs (50 Houssite @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per urdable Hou Rent to Inter	es) PH) dph. a. bit (intermediate unit) Subsid	dwellings 33 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainability	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per ur / at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .33 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Two gs (50 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 per pordable Hou Rent to Inte	PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwelling .33 Hectare: Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	es) PH) dph. a. 6 nit (intermediate r unit) Subsidy	dwelling .33 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustalnabilit 30% Affo	e Area: Two is (50 House: site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit sing
	3 SHEET 1	tent to miler	mediate)		13 SHEET 1	ent to miter	mediate)		13 SHEET 1	Rent to mite	mediate)		13 SHEET 1	tent to miter	iniediate)	TEST	13 SHEET 1		
1		GREENFIELD		4		INDUSTRIAL1				INDUSTRIAL2		4		PDL	1	_		CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 42%	MIDDLE 34%	30%
011	(*	**	**	2011	4)	**	**	2011	4)	**	**	2011	* *	A P	4)	2011	45% 49%	35% 37%	31%
012		**	**	2012	4)	**		2012	1.	**	**	2012	**	**	0	2012	49%	37%	32% 32%
014	**	0	**	2014	4 🕶	**	**	2014	* *	**	**	2014	**	**	0	2014	55%	40%	34%
015 016	**	•	**	2015 2016	1.	**	**	2015 2016	**	**	**	2015 2016		**	()	2015 2016	63%	44%	35% 35%
017	* *	0	**	2017	4 🕶	**	**	2017	4 🕶	**	**	2017	* *	• •	()	2017	55%	41%	34%
018	(*	**	**	2018 2019	A)	**		2018	4.4	**	**	2018		**	4.5	2018 2019	51% 47%	40% 38%	32% 31%
020	()		**	2020		**	**	2020	**	**	**	2020	• •	0	**	2020	44%	37%	31%
021	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021	**	* >	**	2021	41% 39%	35% 34%	30% 29%
023	**	**	**	2022	**	**		2022	**	**	**	2023	()	A >		2022	38%	34%	29%
024	**	**	**	2024	**	**	**	2024	**	**	**	2024	()	A F		2024	37%	33%	28%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A } A }	**	2025 2026	36% 36%	33% 34%	28% 28%
Subsid	50 dwellin 33 Hectare : Gross Absorptic Plannin; by at £0 per unit (Sustainabilit 30% Affo	e Area: Two gs (50 Housi site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per irdable Hou	es) PH) dph. a. bit (intermediate unit) Subsid	dwellings 33 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainability 30% Affoi	profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur at £1800 per rdable Hou	S) PH) dph. a. iiit (intermediate unit sing	3 Subsi	Pi. sidy at £0 per u Sustai 30% 50:50 (\$ Valu dwelling .33 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabilli 30% Affr	sorption: 50 unit annument of the control of the co	poons of the control	3) Subsid	dwelling .33 Hectare: Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate r unit) Subsidy	dwelling 33 Hectare Gross Absorpti Plannin 4 at 60 per unit (Sustainabilit 30% Affo	y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate; unit sing
	100 (Social F	Rent to Inter	mediate)		100 (Social R	ent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)		100 (Social I	Rent to Inter	rmediate)		100 (Social I	Rent to Inter	mediate)
TEST 1	14 SHEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010 011	4)	**	**	2010 2011	**	**		2010	**	**	**	2010 2011	**	A >	**	2010 2011	26% 27%	19% 20%	17% 17%
012	· · ·		**	2012	**	**	**	2012		**	**	2012	**	A >		2012	29%	21%	18%
013 014	()	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	* *	4.)	**	2013 2014	29% 33%	21% 23%	18% 18%
115	**	**	**	2015	*)	**	**	2015	4 *	**	**	2015	**	**	**	2015	37%	25%	19%
116		**	**	2016	* >	* *	**	2016	A >	**	**	2016	* * * *	()	**	2016	35%	24%	19%
117 118	(v	**	**	2017 2018	4)	**	**	2017	4.5	**	**	2017 2018	**	() ()	**	2017 2018	32% 29%	23% 22%	18% 17%
119	**	**	**	2019	**	**	**	2019	**	**		2019	* *	A >		2019	26%	21%	16%
120 121	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020	()	A >	**	2020	24% 23%	20% 19%	16% 15%
122	**	**	**	2022	**	**	**	2022	**	**	**	2022	()	**	**	2022	21%	18%	15%
123 124	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	* >	**	**	2023 2024	21% 20%	18% 18%	15% 15%
125 126	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	A }	A }	**	2025 2026	20% 20%	18% 19%	15% 15%
								Sub	50 c 3.33 He (Abs Pl. ssidy at £0 per u Sustain 30%	elue Area: 1 Iwellings (50 Ho ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at i unit (rent) & E0 nability at £1806 6 Affordable Ho social Rent to Ini	uses) DPH) dph. %) s p.a. 00% per unit (interm per unit	ediate)							
	0 dw 0 site	vellings (0) e @(0) dph. ess profit: 0			dwe 0 site	e Area: 0 ellings (0) @(0) dph. ss profit: 0			Val dv 0 sit	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0	erriculare)		dw 0 site	ellings (0) @(0) dph. ss profit: 0			dw 0 site	ve Area: 0 rellings (0) rellings (0) rellings (0) rellings (0)	
	Ab:	sorption: 0			Abs	orption: 0			At	sorption: 0			Ab	sorption: 0			Ab	sorption: 0	
	Su	ng gain at 0% ibsidy at 0			Sul	g gain at 0% osidy at 0			S	ing gain at 0% ubsidy at 0			Su	ng gain at 0% ibsidy at 0			Su	ng gain at 0% ibsidy at 0	
	0% Affor	inability at 0	sing		0% Affor	nability at 0 dable Hous	ing		O% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0 dable Hou	sing		0% Affor	inability at 0 rdable Hous	sing
-6-	IS SHEET 1	0		TF-0-	15 SHEET 1	0		TEAT	15 SHEET 1	0		TEAT	15 SHEET 1	0		TEAT	15 SHEET 1	0	
ESI1		GREENFIELD		IEST		INDUSTRIAL1		IEST		INDUSTRIAL2		IEST		PDL		IEST	REDU	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
				0				ő				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
				0				0				o	-			o	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-		0	-			0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
				0				0	-			o		-		o	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
				0				0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0				0				0				0	0% 0%	0% 0%	0% 0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n.) 0%								

Subsid	50 dwellin 33 Hectare Gross Absorpti Plannin by at £0 per unit Sustainabilli 30% Affo :30 (Social	e Area: Two gs (50 Hous site @(20 Df profit: (25%) on: 50 units p.; g gain at 100% (rent) & £0 per ur by at £1800 per prodable Hou Rent to Inter	es) PH) dph. a. bit (intermediate runit	e) Subsit	dwelling: .33 Hectare s Gross Absorptic Planning dy at £0 per unit (i Sustainability 30% Affo 1:30 (Social F	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit) Subsi	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	profit: (25%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii) Subsidy	dwelling 33 Hectare: Gross Absorptic Planning at £0 per unit (Sustainabilit 30% Affor 30 (Social I	e Area: Two s (50 House site @(20 Di profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per un y at £1800 per prodable Hou Rent to Inter	s) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling .33 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u ty at £1800 per prodable Hou	S) PH) dph. a. bit (intermediate runit
EST 1	16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST 1	6 SHEET 1	DDI		TEST	16 SHEET 1	CTION TO AFFOI	DARI E
1	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1 г	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
010	~ ~	+ >		2010	4.4	**	**	2010	~ ~	**	**	2010	**	**	()	2010	52%	41%	36%
011 012		()	**	2011	1+	**	**	2011		**	**	2011 2012		**	**	2011	56% 62%	42% 45%	37% 39%
013	¥ ¥		**	2013	**	**	**	2013		**	**	2013			**	2013	63%	46%	39%
014	~ ~	• •	* >	2014	**	* *	* >	2014	**	(•	* >	2014	**	••	**	2014	72%	50%	41%
015 016			4 V	2015 2016	**	A >	4)	2015		1.	4)	2015 2016	**			2015 2016	86% 79%	55% 54%	43% 42%
017		**	* >	2017	**	A >	A >	2017	**	4.4		2017	~ ~	**	* *	2017	72%	52%	41%
018 019	~ ~	(v	* *	2018	**	* >	*)	2018	**	4.4		2018 2019	• •	**	4.4	2018	66%	49% 47%	40%
020		0		2019	4.7	**		2019	(+	**		2019			()	2019	56%	45%	38% 37%
021	(•	0	**	2021	* >	**		2021	4.4	**	**	2021	* *	••	€ +	2021	52%	43%	36%
022 023	()	**	**	2022 2023	4.4	**	**	2022	**	**	**	2022 2023	• •	**	()	2022	49% 46%	42% 41%	35% 34%
024		**		2023		**		2023		**		2023		**	+++	2023	45%	40%	34%
025	()	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	()	2025	45%	40%	34%
026	• •	0	**	2026	**	**		2026	AA V	alue Area:	A A	2026	**	**	•	2026	44%	41%	34%
	50 dwellin 33 Hectare Gross Absorpti Plannin by at £0 per unit	e Area: Two gs (50 Hous site @(20 Df profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur va tf £1800 per	es) PH) dph. a. bit (intermediate		dwellings 33 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (17%) in: 50 units p.: gain at 100% rent) & £0 per un v at £1800 per	s) PH) dph. a. bit (intermediate	3	sidy at E0 per u Sustain 30% 70:30 (S Value dwelling .33 Hectare Gross Absorpti Plannidy at £0 per unit	ability at £1800 affordable He ocial Rent to Initial a Area: Two gs (50 House site @(20 D profit: (17%) lon: 50 units p. g gain at 1009 (rent) & £0 per u	per unit (intermo o per unit ousing termediate) o es) PH) dph.	3.3	dwelling 33 Hectare : Gross Absorption Planning at £0 per unit (e Area: Two s (50 House site @(20 Di profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	s) PH) dph. a. bit (intermediate		dwelling .33 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u	s) PH) dph. a. bit (intermediate
	30% Affo	ty at £1800 per ordable Hou	ising		30% Affo	rdable Hou	sing		30% Affo	ty at £1800 pe ordable Hou	using		30% Affo	y at £1800 per rdable Hou	ising		30% Affo	y at £1800 pe rdable Hou	ising
70	:30 (Social	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70:	30 (Social I	Rent to Inter	mediate)	70):30 (Social I	Rent to Inte	mediate)
EST 1	7 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST 1	7 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOI	RDARI F
ĺ	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1 [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
10 11		**	**	2010	**	**	**	2010	4)	**	**	2010	**	A Þ	**	2010	48% 50%	39% 40%	35% 36%
12	· ·	**		2011	* * *	**		2011	1.	**		2011		~ ~	()	2011	54%	40%	36%
13	**	**	**	2013	* >	**	**	2013			**	2013	**	**	()	2013	55%	43%	37%
14 15		0		2014	(*			2014		**	**	2014 2015	**		0	2014	61%	46% 50%	39% 41%
16		0	**	2016	4.4	**	**	2016	**	**	**	2016	**	**	()	2016	65%	49%	40%
17 18	~ ~	()	**	2017	4.7	**	**	2017	(*	**	**	2017	* *	**	+	2017	61% 57%	47% 46%	39% 38%
19	(*	**	**	2019	4)			2019	A)			2018	**	**		2019	53%	46%	38%
20	0	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	50%	42%	36%
21 22	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	A }	**	2021	47% 45%	41% 40%	35% 34%
23	**	**	**	2023	**		**	2023	••	**	••	2023	\leftrightarrow	A >	**	2023	43%	39%	34%
24 25	**	**	**	2024	**	**	**	2024	**	**	**	2024	0	A Þ	**	2024	43% 42%	39% 39%	34% 33%
26	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	0	* >	**	2026	42%	39%	33%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 iorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sub	Absolute Abs	nability at £1800 6 Affordable Hi- ocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) is p.a. Is p.a. 00% oer unit (interm) per unit busing termediate)	ediate)	dw 0 site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0 rdable Hous	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. sss profit: 0 ss profit: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou	sing
FST 1	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST 1	8 SHEET 1	0		TFST	18 SHEET 1	0	
		GREENFIELD				INDUSTRIAL1		.231		INDUSTRIAL2				PDL				CTION TO AFFOI	RDABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
		-		o				0			-	ő		-	-	0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
		-	-	0		-	-	0	-	-	-	0			-	0	0%	0%	0%
		-	-	0	-			0	-	-	-	0			-	0	0%	0%	0%
		-		0		-	-	0		-	- 1	0		-	-	0	0%	0%	0%
		-	-	0		-	-	0	-	-	-	0			-	0	0%	0% 0%	0% 0%
		-	-	0	-	-	-	0		-	-	ő		-	-	0	0%	0%	0%
		-	-	0		-		0	-		-	o		-	-	0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-	-	0		-		0			-	ů l			-	0	0%	0%	0%
				0				0				0		-		0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
	-	-	-	U	-	-	_	O		Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 lanning gain at Subsidy at 0) n.) 0%	U .	_	-	-	U	0%	0%	0%

O dwellings (0)	e Area: 0 ellings (0)
0 site @(0) dph. 0 site @(0) si	ellings (0)
Gross profit: 0 Absorption: 0 Ab	
Absorption: 0 Ab	@(Ŏ) dph.
Planning gain at 0% Planni	s profit: 0
Subsidy at 0 Subsidy at 0<	orption: 0
Sustainability at 0 O% Affordable Housing 0% Affordable Hous	g gain at 0%
0% Affordable Housing 0% Affordable Housing 0% Affordable Housing 0% Affordable Housing 0% Affordable	osidy at 0
	nability at 0
	dable Housing
EST 19 SHEET 1 TEST 19 SHEET 1 TEST 19 SHEET 1 TEST 19 SHEET 1 TEST 19 SHEET 1	TION TO AFFORDABLE
GREENHELD INDUSTRIALS INDUSTRIALS INDUSTRIALS PUL REDUCT DOWN MIDDLE UP DOWN MID	MIDDLE UP
DOWN MIDDLE OF DOWN M	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
0 0 0 0 0 0 0 0 0 0	0% 0%
	0% 0%
0 0 0%	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0%
	0% 0%
0 0 0 0 0 0 0 0 0 0 0	0% 0%
	0% 0%
	0% 0%
Value Area: 0	
0 dwellings (0)	
0 site @ (0) dph.	
Gross profit: 0	
Absorption: 0	
Planning gain at 0%	
Subsidy at 0 Subsidity at 0 Sustainability at 0	
Sustainating at 0 O% Affordable Housing	
O O	
Value Area: 0 Va	e Area: 0
0 dwellings (0) dwellings (0) dwellings (0) dwellings (0) dwellings (0)	ellings (0)
0 site @(Ŏ) dph. 0 site @(Ŏ) dph. 0 site @(Ŏ) dph. 0 site @(Ŏ) dph.	@(0) dph.
	is profit: 0
	orption: 0 g gain at 0%
	g gain at 0% osidy at 0
Subsidy at 0	
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidity at 0 Subsidity at 0 Subsidity at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0	nability at 0 dable Housing
Subsidy at 0 Subsidiary at 0 S	nability at 0
Subsidy at 0 Subsidiariality at 0	nability at 0 dable Housing 0
Subsidy at 0 Subs	nability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP
Subsidy at 0 Subsidiary	nability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0%
Subsidy at 0 Subsidiary at	nability at 0
Subsidy at 0 Subs	nability at 0
Subsidy at 0 Subsidiary at 0 O% Affordable Housing 0 O% Affordable H	nability at 0
Subsidy at 0 Subsidicy at 0 Subsidy at 0 Subsidicy at 0 Subsidy at 0	MIDDLE
Subsidy at 0 Subsidiability at 0 O% Affordable Housing 0 O% Affordable H	mability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0
Subsidy at 0 Subs	Adulty at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Subsidy at 0 Subsidiate Subsidiary at 0	ability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 O% Affordable Housing 0	ability at 0 datable Housing 0 0
Subsidy at 0 Subsidiate Mousing O% Affordable Housing O% Affordable Housi	Anability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Subsidy at 0 O% Affordable Housing 0 O% Affordable H	ability at 0 datable Housing 0
Subsidy at 0 Subsidiability at 0 O% Affordable Housing	ability at 0 datable Housing 0 TION TO AFFORDABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 O'S Affordabl	ability at 0 dable Housing 0 O TON TO AFFORDABLE MIDOLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 O% Affordable Housing	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 05% 05% 05% 05% 05% 05% 05% 05% 05% 05%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 O% Affor	ability at 0 dable Housing 0 O TON TO AFFORDABLE MIDOLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 O% Affor	ability at 0 dable Housing 0 Under the control of
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidian at	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 1 O% Affordable Housing 0 O% Affordable Housing 1 O% Afforda	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 1 O% Affor	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidiar billing to 0 O% Affordable Housing 1 O% Affordable Housing 0 O% Affordable Housing 1 O% Affordable Housing 0 O% Affordable Housing 1 O% Af	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 O% Affor	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%

Figure 13 - Sensitivity Testing

Subsic	Value 50 dwellin .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii 30% Affo	A Area: Two ggs (50 House ggs)) on 50 units profit: (20%) on 50 u	pes) PH) dph. a. 6 init (intermediate) r unit	3. Subsic	33 Hectare s Gross Absorptio Planning by at £0 per unit (i) Sustainability	Area: Two gs (50 House site @(20 DR profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per vt at £1800 per rdable Hou	es) "H) dph. it (intermediate) unit sing) Subsii	50 dwellin .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii 30% Affo	e Area: Two	es) PH) dph. a. binit (intermediate runit) Subs	50 dwelling 3.33 Hectare si Gross p Absorption	ite @(20 DF irofit: (20%) h: 50 units p.: gain at 100% ent) & £0 per ur at £1800 per dable Hou	es) PH) dph. a. it (intermediate) unit) Subsidy	50 dwellin 3.33 Hectare: Gross Absorptic Planning y at E0 per unit (r Sustainabilit 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per	t (intermediate) unit sing mediate)
2025 2026	50 dwellin .33 Hectare Gross	e Area: Two	es) PH) dph.	2025 2026	50 dwelling 33 Hectare s Gross	profit: (20%)	es) 'H) dph.		50 d 3.33 Her Abs Pia sidy at £0 per u Sustair 30% 70:30 (S Value 50 dwellin .33 Hectare Gross	alue Area: T wellings (50 Hou ctare site @(20) forestion: 50 unit anning gain at 10 init (rent) & 6 a Affordable Ho ocial Rent to Int 9 Area: Iwo institute (20 U) sprofit: (20%)	uses) DPH) dph. %) s p.a. 30% ser unit (interm per unit un		50 dwelling 3.33 Hectare si Gross p	ite @(20 DF rofit: (20%)	es) PH) dph.	2025 2026	50 dwellin 1.33 Hectare : Gross	profit: (20%)	H) dph.
70 TEST :	Plannin dy at £0 per unit Sustainabilit 30% Affo	on: 30 units p.: g gain at 100% (rent) & £0 per ur prdable Hou Rent to Inter GREENFIELD MIDDLE	6 nit (intermediate) r unit using rmediate)	70 TEST 2	Planning ly at £0 per unit (i Sustainability	at £1800 per rdable Hou ent to Inter INDUSTRIAL1 MIDDLE	it (intermediate) unit sing mediate)	70 TEST	Plannin dy at £0 per unit Sustainabili 30% Affo	ion: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter INDUSTRIAL2 MIDDLE	is intermediate runit unit (intermediate runit unit unit unit unit unit unit unit	70 TEST	Absorption Planning idy at £0 per unit (n Sustainability 30% Affor 0: 30 (Social Re 2 SHEET 1	at £1800 per dable Hou	iit (intermediate) unit sing mediate)	70 TEST	Planning y at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social F 2 SHEET 1 REDUC	y at £1800 per rdable Hou: Rent to Interi CTION TO AFFOR MIDDLE	t (intermediate) unit sing mediate) DABLE UP
2010 2011	**	**	**	2010 2011	4+	**		2010 2011	(+	**	**	2010 2011	**	**	()	2010	50% 53%	40% 42%	36% 37%
2012	**	0	**	2012	4.4	**	**	2012	• •	**	**	2012			↔	2012	57%	43%	38%
2013	* *	()	**	2013	4.4	**	**	2013	**		**	2013	V V	**	+	2013	59%	45%	38%
2014 2015		4) 4 ¥	**	2014 2015		**	**	2014		**	**	2014			()	2014	67% 71%	49% 51%	40% 41%
2016		1+	4)	2016		A >	*)	2016		A)	4)	2016	**		(*	2016	67%	50%	41%
2017		()	**	2017	(+	**	**	2017	* *	**	**	2017	~ ~		4.)	2017	62%	48%	39%
2018	••	0	**	2018	* >	**	**	2018	(*	**	**	2018	**	~~	0	2018	58%	46%	38%
2019 2020	1.4	**	**	2019 2020	* >	**	**	2019 2020	(v	**	**	2019	**		+	2019	54% 50%	44%	37% 36%
2020	1)	**	**	2020	**	**	**	2020	**	**	**	2020			4.5	2021	48%	43%	35%
2022	**	**	**	2022	**	**	**	2022		**	**	2022	•••	()	**	2022	45%	40%	34%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	~ ~	* >	**	2023	44%	39%	34%
2024	**	**	**	2024 2025	**	**		2024 2025	**	**	**	2024 2025		(*	**	2024 2025	43%	39% 39%	34%
2026	**	**	**	2026	**	**	**	2025	**	**	**	2026	- · ·	**	**	2026	43%	40%	33%
2	50 dwellin	e Area: Two Igs (50 Hous site @(20 DF	es)	2	Value 50 dwelling 33 Hectare s	Area: Two	es)		50 d 3.33 Her C Abs sidy at £0 per u Sustair 30% 70:30 (S Value 50 dwellin	Alue Area: T wellings (50 Hou ctare site @(20 if sross profit: (20' corption: 30 unit anning gain at 11 inning gain at 1	uses) DPH) dph. %) %) s p.a. D0% der unit (interm per unit pusing ermediate) Des)		Value 50 dwelling 3.33 Hectare si	Area: Two	es)		Value 50 dwellin 33 Hectare :	• Area: Two gs (50 House site @/20 DR	es)
Subsic	Gross Absorpti Plannin dy at £0 per unit Sustainabilli 30% Affo 1:30 (Social	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou Rent to Inter	a. 6 nit (intermediate) r unit ising	Subsic	Gross Absorption Planning By at £0 per unit (Sustainability 30% Affor 30 (Social F	profit: (20%) n: 70 units p.s gain at 100% rent) & £0 per un at £1800 per rdable Hou	it (intermediate) unit sing) Subsit	Gross Absorpti Plannin dy at £0 per unit Sustainabilli 30% Affc 0:30 (Social	site @(20 D) profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou Rent to Inter	a. hit (intermediate unit) Subs	Gross p Absorption Planning idy at £0 per unit (n Sustainability 30% Affor 0:30 (Social Ro	profit: (20%) n: 70 units p.: gain at 100% ent) & £0 per un at £1800 per dable Hou	a. nit (intermediate) unit) Subsidy	Gross Absorption Planning y at £0 per unit (r Sustainabilit 30% Affo D: 30 (Social F	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	it (intermediate) unit
TEST :	3 SHEET 1	GREENFIELD		TEST :	SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST :	3 SHEET 1	CTION TO AFFOR	
001-	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	J.,,-	DOWN	MIDDLE	UP
2010 2011	- ; ;	**	**	2010 2011	**	**	**	2010 2011	()	**	**	2010 2011	**	**	1)	2010 2011	49% 52%	40% 41%	36% 36%
2012 2013	••	4)	**	2012 2013	1.	**	**	2012 2013	(v	**	**	2012 2013	**		()	2012 2013	57% 58%	43% 44%	38%
2014		0	**	2014	1.4	**	**	2014		**	**	2014	- · ·		↔	2014	63%	47%	40%
2015 2016	**	1.	4.1	2015 2016	**	A >	4)	2015 2016		4.1	4)	2015 2016				2015 2016	76%	52% 52%	42% 42%
2017		+	**	2017	1.	**	**	2017	- ;;	**	**	2017	**	- VV	+ +	2017	66%	50%	40%
2018		0	**	2018	4 *	**	**	2018 2019	• •	**	**	2018 2019	**		()	2018 2019	61% 57%	48% 46%	39%
2020	4.4	**	**	2020	* >	**	**	2020	A >	**	**	2020	**		()	2020	53%	44%	37%
2021	()	**	**	2021 2022	**	**	**	2021	**	**	**	2021 2022	- :-		4)	2021	50% 47%	42% 41%	36% 35%
2023	**	* *	**	2023	**	* *	**	2023	* *	**	**	2023		^)	* *	2023	45%	40%	34%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025		* *	**	2024 2025	44%	40% 39%	34%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**		**	2026	43%	39% 40%	34%
								Sub	50 d 3.33 Her G Abs Pla sidy at E0 per u Sustair 30%	wellings (50 Hou crare site @ (20 I cross profit: (20' corption: 70 unit anning gain at 10 nit (rent) & E0 p nability at £1800 6 Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. DO% ser unit (interm per unit	ediate)							

Subsic	50 dwellin 33 Hectare : Gross Absorpti Plannit by at £0 per unit (Sustainabilit 30% Affo : 30 (Social I	e Area: Two lgs (50 House site @(20 Di profit: (20%) on: 50 units p. lg gain at 50% (rent) & £0 per un pat £1800 per brdable Hou Rent to Inter	ses) PH) dph. a. nit (intermediat r unit using	e) Subsi	dwelling: .33 Hectare s Gross Absorptic Plannidy at £0 per unit (Sustainability 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediate unit sing	e) Subsit	dwelling 33 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabil 30% Affic 5:30 (Social	e Area: Two gs (50 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 50% (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inter	es) PH) dph. a. nit (intermediate r unit using	s) Subsi	dwelling 3.33 Hectare: Gross Absorpti Planni dy at £0 per unit (Sustainabilit 30% Affo D: 30 (Social F	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. sit (intermediate sunit) Subsid	dwelling 3.33 Hectare Gross Absorpti Plannit y at £0 per unit (i Sustainabilli 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a og gain at 50% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
TEST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	DD1		TEST	4 SHEET 1	CTION TO AFFOR	DADLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	~ ~	**	**	2010	**	**	**	2010	()	**	**	2010	* *	A >	**	2010	47%	39%	35%
2011	**	**	**	2011	* >	**	**	2011	(+	**	**	2011	~ ~	**	0	2011	50%	40%	36%
012 013		**	**	2012 2013	* >			2012	1+	**		2012	**	**	+	2012	54% 55%	42% 42%	37% 37%
2014	••	()	**	2014	4.4	**	**	2014	• •	**	**	2014		**	0	2014	61%	46%	39%
2015	**	0	**	2015	• •	**	**	2015	* *	**	**	2015	~ ~	* *	÷	2015	69%	50%	41%
2016	**	€)	**	2016			**	2016	• •	**	**	2016	* *	~ ~	0	2016	65%	49%	40%
2017 2018		0	**	2017	4 +	**	**	2017	1.	**	**	2017	**		+	2017	61% 57%	47% 45%	39%
019	(+	**	**	2019	A)	**		2019	1.	**		2019	**	**	0	2019	53%	44%	37%
2020	()	**	**	2020	**	**	**	2020	**	**	**	2020	~ ~	**	0	2020	50%	42%	36%
021	\leftrightarrow	**	**	2021	**	**	**	2021	**	**	**	2021	**	0	**	2021	47%	41%	35%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022		A >	**	2022	45% 43%	40% 39%	34% 33%
023		**	**	2023	**			2023		**		2023	**	4)		2023	43%	39%	33%
025	**	**	**	2025		**	**	2025	**		**	2025		A.)	**	2025	42%	38%	33%
026	**	**	**	2026	**	**	**	2026	**	alue Area: 1	**	2026	~ ~	(+	**	2026	42%	39%	33%
	50 dwellin 33 Hectare : Gross Absorpti Plannin by at £0 per unit i	e Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per un	ses) PH) dph. a. 6 nit (intermediat		dwelling: .33 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur	S) PH) dph. a. hit (intermediate	3	Sustai 309 70:30 (5 Valu dwelling .33 Hectare Gross Absorpt Plannir	unit (rent) & E0 p nability at £1800 6 Affordable He social Rent to Inte e Area: Two gs (50 House site @ (20 D s profit: (20%) lon: 50 units p. ng gain at 2009 (rent) & £0 per u	per unit busing ermediate) ors) PH) dph. a. 6	3	dwelling 1.33 Hectare : Gross Absorpti Plannin idy at £0 per unit (profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u	S) PH) dph. a. hit (intermediate		dwelling 1.33 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per un	S) PH) dph. a. it (intermediate)
	Sustainabilit	ty at £1800 per ordable Hou	r unit ısina		Sustainabilit	y at £1800 per rdable Hou	unit sina		Sustainabil 30% Aff	ity at £1800 pe ordable Hou	r unit ısina		Sustainabilit 30% Affo	ty at £1800 per ordable Hou	unit sina		Sustainabilit	y at £1800 per	unit sina
70	:30 (Social I	Rent to Inter	rmediate)	70):30 (Social F	Rent to Inter	mediate)	70	:30 (Social	Rent to Inte	rmediate)	70	D: 30 (Social F	Rent to Inter	mediate)		0:30 (Social I		
EST !	SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDU	CTION TO AFFOR	DADLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010 011	**	**	**	2010	4.4	**	**	2010	**	**	**	2010	~ ~	**	0	2010	53% 57%	42% 43%	37% 38%
012	;_	()	**	2011	1.4	**	**	2011		**	**	2011		**	+	2012	63%	43%	40%
013	~~	+	**	2013	4.4	**	**	2013	**	**	**	2013	~ ~	* *	•	2013	64%	46%	40%
014 015	**	4 *	A)	2014	**	A)	4)	2014	**	4)	4)	2014	**	**		2014 2015	72% 86%	50% 56%	42% 44%
016		**	A)	2016	**	A)	A)	2016	~ ~	1.		2016	~ ~	~ ~		2016	80%	55%	43%
017	**	4.4	A F	2017	~ ~	* >	A >	2017	* *	(=	* >	2017	~ ~	* *	4.4	2017	73%	52%	42%
118 119	••	() ()	**	2018	· ·	**	**	2018 2019	• •	**	**	2018 2019	••	* *	()	2018 2019	67%	50% 48%	40% 39%
120		0	**	2020		**	**	2020	(+	**	**	2020		**	0	2020	56%	46%	38%
021	(*	**	**	2021	*)	**	**	2021	* >	**	**	2021	• •	* *	+	2021	52%	44%	37%
022	+++	**	**	2022	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	49% 47%	43% 42%	36% 35%
024	•	**	**	2024	**	**	**	2024	**	**	**	2024	~ ~	**	**	2024	46%	41%	35%
025 026		**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	**	**		2025	45% 45%	41% 42%	35% 34%
								Sub	50 o 3.33 He Ab Pl sidy at £0 per u Sustai	alue Area: 1 dwellings (50 Horectare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 2 unit (rent) & E0 p nability at £1800	uses) DPH) dph. %) s p.a. 00% per unit (interm) per unit	ediate)							
									70:30 (9	6 Affordable Ho Social Rent to Int	ermediate)								
Subsidy	50 dwellin 33 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit 30% Affo	e Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 100% ((rent) & £26000 per by at £1800 per prdable Hou	ses) PH) dph. a. 6 r unit (intermedia r unit	ite) Subsidy	dwelling: .33 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit; 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	te) Subsidy	dwelling 33 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabil 30% Affic	e Area: Two gs (50 House site @(20 D) s profit: (20%) ion: 50 units p. ng gain at 1009 ((rent) & £26000 pe ity at £1800 pe pordable Hou	PH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwelling 3.33 Hectare : Gross Absorptic Planning vat E4850 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	S) PH) dph. a. unit (intermediate unit	s) Subsidy	dwelling 3.33 Hectare Gross Absorpti Plannin rat £4850 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	s) PH) dph. a. unit (intermediate) unit sing
	:30 (Social I SHEET 1	Rent to Inter	ineuiate)):30 (Social F 6 SHEET 1	tent to inter	mediate)		6 SHEET 1	Rent to Inte	ineciate)		0:30 (Social F 6 SHEET 1	kent to inter	mediate)		0:30 (Social I 6 SHEET 1	tent to inter	mediate)
		GREENFIELD		⊒ '		INDUSTRIAL1		4		INDUSTRIAL2		┧		PDL		1	REDU	CTION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 34%	MIDDLE 30%	UP 29%
011	0	**	**	2011	**	**	**	2011	**	**	**	2011	**	A.)		2011	36%	31%	29%
012 013	17	**	**	2012	^)	**	**	2012	A P	**	**	2012 2013	**	()	+	2012	38% 39%	33%	30%
014		**	**	2014	4)	**		2014	1 *	**		2014		• •		2014	44%	36%	32%
015	**	()	**	2015	(+	**	**	2015	4.4	**	**	2015	* *	**	0	2015	51%	39%	34%
016 017	**	4)	**	2016 2017	*)	**	**	2016 2017	1.	**	**	2016 2017	**	* *	()	2016 2017	49% 46%	39% 38%	33% 33%
018	4.4	**	**	2018	* >	**	**	2018	A >	**	**	2018	• •	**	0	2018	44%	37%	32%
019 020	()	**	**	2019	**	**	**	2019	**	**	**	2019	**	()	**	2019 2020	41% 39%	36% 35%	31% 31%
021		**	**	2021	**		**	2021	**	**	**	2021		*)	**	2021	38%	34%	30%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	()	A.):	**	2022	36%	33%	30%
023 024	**	**	**	2023	**	**		2023	**	**	**	2023	()	A }	**	2023 2024	35% 35%	33% 32%	29% 29%
025 026	**	**	**	2025	**	**		2025	**	**	**	2025	()	A):	**	2025 2026	34% 34%	32% 33%	29% 29%
	**		**	-320	**	**			50 o 3.33 He Ab: Pl at £48500 per u Sustai 30 9	alue Area: 1 dwellings (50 Horeas) dwellings (50 Horeas) dwellings (50 Horeas) dwellings (20 Horeas) dwellings	uses) DPH) dph. %) s p.a. 00% 000 per unit (ir busing		ate)		**			2370	200

Subsidy a	50 dwellin 33 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 30% Affo	Area: Two gs (50 Hous site @(20 Di profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. runit (intermediate asing)) Subsidy	dwelling 33 Hectare: Gross Absorptic Planning at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediated in the content of the conten	ie) Subsidy	dwelling .33 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) lon: 50 units p. log gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. funit (intermediate or unit disting)) Subsidy	dwelling: 3.33 Hectare s Gross Absorptio Planning (at £25000 per unit (Sustainabilit;	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. crunit (intermediate runit	s) Subsidy	dwelling .33 Hectare: Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	s) PH) dph. i. unit (intermediate) unit sing
		GREENFIELD	,			INDUSTRIAL1				INDUSTRIAL2	1			PDL	,		REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 40%	MIDDLE 34%	UP 31%
2011 2012	()	**	**	2011 2012		**		2011	**	**	**	2011 2012	• •	* >	4)	2011	43% 46%	35% 37%	32% 33%
2013	**	**	**	2013	* >		**	2013		**	**	2013	**		()	2013	47%	37%	34%
2014 2015	**		**	2014	4+	**	**	2014	(*	**	**	2014 2015	••		()	2014	53% 61%	41% 45%	35% 37%
2016	**	4.)	**	2016	4+	**	**	2016	~ ~	**	**	2016	~ ~	**	4.)	2016	58%	44%	37%
2017 2018	**	()	**	2017 2018	*)	**	**	2017	(*	**	**	2017 2018	• •	**	()	2017 2018	54% 50%	42% 41%	36% 35%
2019	4.4	**	**	2019	* >		**	2019	A >	**	**	2019	~ ~	~ ~	\leftrightarrow	2019	47%	39%	34%
2020 2021	4.)	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	• •	+ +	**	2020	45% 42%	38% 37%	33% 32%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022 2023	**	A)	**	2022	40% 39%	36% 36%	32% 31%
2024	**		**	2024	**	**		2024	**	**	**	2024	()	* >		2024	38%	35%	31%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A):	**	2025 2026	38% 38%	35% 36%	31% 31%
	Value	• Area: Two gs (50 Hous	es)		Value	• Area: Two s (50 House:	,	Subsidy	3.33 He (Abs Plat at £25000 per u Sustain 30% 70:30 (S Value	wellings (50 Ho ctare site @(20 scross profit: (20 scrption: 50 unit anning gain at 1 nit (rent) & £22 hability at £1806 6 Affordable Ho cotal Rent to Inite Area: Two gs (50 House (50 House)	DPH) dph. (%) Is p.a. 00% 000 per unit (into 0 per unit ousing termediate)	ermedia	Value	Area: Two) s)			• Area: Two s (50 House:	
Subsidy a	33 Hectare : Gross Absorptio Planning at £36000 per unit : Sustainabilit 30% Affo	Site @(20 DF profit: (20%) on: 50 units p.; g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. r unit (intermediate unit silng) Subsidy	.33 Hectare :	site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. unit (intermediate unit)	xx) Subsidy	.33 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	site @(20 D profit: (20%) ion: 50 units p ig gain at 1000 p (rent) & E24000 pe ordable Hou Rent to Inte	PH) dph. a. 6 r unit (intermediate r unit) Subsidy	Gross Absorptio Planning At £36000 per unit (Sustainabilit:	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. r unit (intermediate	s) Subsidy	Gross Absorption Planning at £36000 per unit Sustainabilit 30% Affo 0: 30 (Social I	site @(20 DF profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter	PH) dph. a. unit (intermediate) unit sing mediate)
[DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	()	**	**	2010 2011	**	**	**	2010	4.5	**	**	2010 2011	• •	A)	4.4	2010 2011	37% 39%	32% 33%	30% 31%
2012	4.4	**	**	2012	*)	**	**	2012	A)	**	**	2012	**	~ ·		2012	42%	35%	32%
2013 2014	(*	**	**	2013 2014	A)	**	**	2013 2014	(*	**	**	2013 2014	• •		+	2013 2014	43% 49%	35% 38%	32% 34%
2015	• •	· · ·	**	2015	4.4	**	**	2015	~ ~	**	**	2015	• •		\leftrightarrow	2015	56%	42%	36%
2016 2017	**	↔	**	2016 2017	4+	**	**	2016	(*	**	**	2016 2017	**		()	2016 2017	54% 50%	41% 40%	35% 34%
2018	4.4	* *	**	2018	* >	**	**	2018	4 🕶	**	**	2018	* *	~ ~	+	2018	47%	39%	33%
2019 2020	+	**	**	2019	**	**	**	2019	* *	**	**	2019 2020	**	+ +	4)	2019	45% 42%	38% 37%	33% 32%
2021	**	**	**	2021	**	**		2021	**	**	**	2021	**	* >	**	2021	40%	36%	31%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	()	A)	**	2022 2023	38% 37%	35% 34%	31% 30%
2024 2025	**	**	**	2024 2025	**	**		2024 2025	**	**	**	2024 2025	()	4)	**	2024 2025	37% 36%	34% 34%	30% 30%
2026	**		**	2026	**	**	**	2026	**	**	**	2026	0	4)	**	2026	36%	34%	30%
	Valu	ue Area: 0			Valu	ue Area: 0		Subsidy	50 d 3.33 He (Abs Plat £36000 per u Sustain 30% 70:30 (S Vali	Affordable He ocial Rent to Intue Area: 0	uses) DPH) dph. (%) (s.p.a. 00% 000 per unit (int	ermedia	Valu	ie Area: 0				ue Area: 0	
	0 dw 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
	Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0			Gre	oss profit: 0 osorption: 0			Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0	
	Plannii	ng gain at 0% bsidy at 0			Plannii	ng gain at 0% ibsidy at 0			Plann	ing gain at 0% ubsidy at 0			Plannir	ng gain at 0% bsidy at 0			Plannii	ng gain at 0% ibsidy at 0	
	Susta	inability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	inability at 0			Susta	inability at 0	
		dable Hous	sing			dable Hous	sing		0% Affo	rdable Hou 0	sing		0% Affor	dable Hous	sing		0% Affor	dable Hous	sing
TEST 9	SHEET 1	GREENEIEIP		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DABLE
. [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	١.	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1.	DOWN 0%	MIDDLE 0%	UP 0%
ő				o				ō				o o				o o	0%	0%	0%
0	- :	- :		0	-			0	-			0	-	- :	-	0	0% 0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ő		- 1		ő				ő				ō				ő	0%	0%	0%
0			-	0		-	-	0		-	-	0	-		-	0	0% 0%	0% 0%	0%
0			-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-		-	0	-			0			-	0	-		-	0	0%	0%	0%
0			-	0		-	-	0				0	-		-	0	0% 0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	_		-	0	0%	0%	0% 0% 0%
ō			-	o	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: Jalanning gain at Subsidy at 0 Sustainability a Affordable Ho) n.) 0% t 0								

TEST (O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous 0	sing	TEST 1	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST	dw O site Gro Abs Plannii Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	000000000000000000000000000000000000000	DOWN	INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN		ı. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		200 TO AFFOR AFFOR MIDDLE MIDL	DABLE UP (V)
Subsic	Subsidy at 0 Value Area: Two Obwellings (50 Houses) 3.3 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sustainability at E600 per unit 30% Affordable Housing 3															b) PH) dph. it (intermediate) unit sing			
IESI .			un	IESI			l in	IESI				IESI				IESI	REDU		
2010 2011	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP A A	2010	DOWN .	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 48% 51%	MIDDLE 39% 41%	35% 36%
2012	**	**	**	2012	* >	**	**	2012		**	**	2012	• • •	**	•	2012	55%	43%	38%
2013 2014	**	()	**	2013 2014	(+	**	**	2013 2014	(v v v	**	**	2013 2014	• •	• •	()	2013 2014	56% 63%	43% 47%	38% 39%
2015 2016	**	(v	**	2015 2016	**	**	* *	2015 2016	**	**	**	2015 2016	* * *	**	(v	2015 2016	72% 68%	51% 50%	41% 41%
2017 2018	**	()	**	2017 2018	(v	**	**	2017 2018	* *	**	**	2017 2018	**	**	()	2017 2018	63% 59%	48% 46%	39% 38%
2019	ŢŢ.	**	**	2019	*)	**	**	2019	(+	**	**	2019		**	0	2019	54% 51%	44%	37%
2021	÷	**	**	2021	**	**	**	2021	**	**	**	2021	* *	**	**	2021	48%	41%	35%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	* *	4.5	**	2022 2023	46% 44%	40% 39%	34% 34%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	• •	A):	**	2024 2025	43% 42%	39% 39%	34% 33%
								Sub	50 d 3.33 Her C Abs Pla sidy at E0 per u Sustai 30%	wellings (50 Hou ctare site @(20 I cross profit: (20' corption: 50 unit anning gain at 10 init (rent) & E0 p inability at £600 b Affordable Ho ocial Rent to Int	ises) OPH) dph. %) s p.a. 00% er unit (interme per unit	diate)							
Subsic	50 dwellin 33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab 30% Affo : 30 (Social	e Area: Two gs (50 Hous site @(20 Df profit: (20%) on: 50 units p.; g gain at 100% (rent) & £0 per ur lility at £0 per u prdable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit using	Subsid	dwelling: 33 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabil 30% Affor :30 (Social F	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. it (intermediate nit Sing	Subsit	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab 30% Affo 0:30 (Social	pe Area: Two gs (50 House site @(20 Di profit: (20%) ion: 50 units p. gg gain at 100% (rent) & £0 per unitlity at £0 per unitli	s) PH) dph. a. bit (intermediate) init using	Subsi	dwelling 3.33 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabi 30% Affo D: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. a. it (intermediate nit sing) Subsid	dwelling 3.33 Hectare: Gross Absorptit Planning y at £0 per unit (r Sustainabi 30% Affo D: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	b) PH) dph. it (intermediate) nit sing
TEST '	12 SHEET 1	GREENFIELD		TEST 1	2 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 48%	MIDDLE 39%	UP 35%
2011	**	**	**	2011	A)	**	**	2011	(*	**	**	2011	**	**	()	2011	51% 55%	40%	36% 37%
2013	• •	**	••	2013	*>	**	**	2013		**	**	2013	**	• •	\leftrightarrow	2013	56%	43%	38%
2014 2015	**	() (v	A A	2014 2015	(v	A A	**	2014	• •	A A	**	2014 2015	* *	* *	() (v	2014 2015	62% 71%	46% 51%	39% 41%
2016 2017	**	()	**	2016 2017	**	**	**	2016 2017	**	**	**	2016 2017	V V	**	()	2016 2017	67% 62%	50% 48%	40% 39%
2018	**	0	••	2018	* >	**	**	2018	(*	**	**	2018	**	••	\leftrightarrow	2018	58%	46%	38%
2019 2020	4.4	**	**	2019 2020	A)	**	**	2019 2020	(v	**	**	2019 2020	• • •	**	() ()	2019 2020	54% 51%	44% 43%	37% 36%
2021	÷	**	**	2021	**	**	**	2021	**	**	**	2021	• •	**	**	2021	48%	41%	35%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	A >	**	2022 2023	45% 44%	40% 39%	34% 34%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	4)	**	2024 2025	43% 42%	39% 39%	33% 33%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	**	(+	**	2026	42%	39%	33%
								Sub	50 d 3.33 Her C Abs Pla sidy at E0 per u Susta 30%	wellings (50 Hou ctare site @(20 l Gross profit: (20 corption: 50 unit anning gain at 10	ises) DPH) dph. %) s p.a. 10% er unit (interme er unit	ediate)							

Subsid	50 dwellin 33 Hectare : Gross Absorptic Plannin; by at £0 per unit (Sustainabilit 30% Affo	e Area: Two gs (50 Houssite @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per urdable Hou Rent to Inter	es) PH) dph. a. bit (intermediate unit) Subsid	dwellings 33 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainability	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per ur / at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit sing	e) Subsi	dwelling .33 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Two gs (50 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 per pordable Hou Rent to Inte	PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwelling .33 Hectare: Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate r unit) Subsidy	dwelling .33 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustalnabilit 30% Affo	e Area: Two is (50 House: site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit sing
	3 SHEET 1	tent to miler	mediate)		13 SHEET 1	ent to inter	mediate)		13 SHEET 1	Rent to mite	mediate)		13 SHEET 1	tent to miter	i i i i eulate)	TEST	13 SHEET 1		
1		GREENFIELD		4		INDUSTRIAL1				INDUSTRIAL2		4		PDL	1	_		CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 42%	MIDDLE 34%	30%
011	(*	**	**	2011	4)	**	**	2011	4)	**	**	2011	* *	A P	4)	2011	45% 49%	35% 37%	31%
012		**	**	2012	4)	**		2012	1.	**	**	2012	**	**	0	2012	49%	37%	32% 32%
014	**	0	**	2014	4 🕶	**	**	2014	* *	**	**	2014	**	**	0	2014	55%	40%	34%
015 016	**	+++	**	2015 2016	1.	**	**	2015 2016	**	**	**	2015 2016		**	()	2015 2016	63%	44%	35% 35%
017	* *	0	**	2017	4 🕶	**	**	2017	4 🕶	**	**	2017	* *	• •	()	2017	55%	41%	34%
018	(*	**	**	2018 2019	A)	**		2018	4.4	**	**	2018		**	4)	2018 2019	51% 47%	40% 38%	32% 31%
020	()		**	2020		**	**	2020	**	**	**	2020	• •	0	**	2020	44%	37%	31%
021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	A >	**	2021	41% 39%	35% 34%	30% 29%
023	**	**	**	2022	**	**		2022	**	**	**	2023	()	A >		2022	38%	34%	29%
024	**	**	**	2024	**	**	**	2024	**	**	**	2024	()	A F		2024	37%	33%	28%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A } A }	**	2025 2026	36% 36%	33% 34%	28% 28%
Subsid	50 dwellin 33 Hectare : Gross Absorptic Plannin; by at £0 per unit (Sustainabilit 30% Affo	e Area: Two gs (50 Housi site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per irdable Hou	es) PH) dph. a. bit (intermediate unit) Subsid	dwellings 33 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainability 30% Affoi	profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur at £1800 per rdable Hou	S) PH) dph. a. iiit (intermediate unit sing	3 Subsi	Pi. sidy at £0 per u Sustai 30% 50:50 (\$ Valu dwelling .33 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabilli 30% Affr	sorption: 50 unit annument of the control of the co	poons of the control	3) Subsid	dwelling .33 Hectare: Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate r unit) Subsidy	dwelling 33 Hectare Gross Absorpti Plannin 4 at 60 per unit (Sustainabilit 30% Affo	y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate; unit sing
	100 (Social F	Rent to Inter	mediate)		100 (Social R	ent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)		100 (Social I	Rent to Inter	rmediate)		100 (Social I	Rent to Inter	mediate)
TEST 1	14 SHEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010 011	4)	**	**	2010 2011	**	**		2010	**	**	**	2010 2011	**	A >	**	2010 2011	26% 27%	19% 20%	17% 17%
012	· · ·		**	2012	**	**	**	2012		**	**	2012	• •	A >		2012	29%	21%	18%
013 014	()	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	* *	4.)	**	2013 2014	29% 33%	21% 23%	18% 18%
115	**	**	**	2015	*)	**	**	2015	4 *	**	**	2015	**	**	**	2015	37%	25%	19%
116		**	**	2016	* >	* *	**	2016	A >	**	**	2016	* * * *	()	**	2016	35%	24%	19%
117 118	(v	**	**	2017 2018	4)	**	**	2017	4.5	**	**	2017 2018	**	() ()	**	2017 2018	32% 29%	23% 22%	18% 17%
119	**	**	**	2019	**	**	**	2019	**	**		2019	* *	A >		2019	26%	21%	16%
120 121	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020	()	A >	**	2020 2021	24% 23%	20% 19%	16% 15%
122	**	**	**	2022	**	**	**	2022	**	**	**	2022	()	**	**	2022	21%	18%	15%
123 124	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	* >	**	**	2023 2024	21% 20%	18% 18%	15%
125 126	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	A }	A }	**	2025 2026	20% 20%	18% 19%	15% 15%
								Sub	50 c 3.33 He (Abs Pl. ssidy at £0 per u Sustain 30%	elue Area: 1 Iwellings (50 Ho ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at i unit (rent) & E0 nability at £1806 6 Affordable Ho social Rent to Ini	uses) DPH) dph. %) s p.a. 00% per unit (interm per unit	ediate)							
	0 dw 0 site	vellings (0) e @(0) dph. ess profit: 0			dwe 0 site	e Area: 0 ellings (0) @(0) dph. ss profit: 0			Val dv 0 sit	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0	erriculare)		dw 0 site	ellings (0) @(0) dph. ss profit: 0			dw 0 site	ve Area: 0 rellings (0) rellings (0) rellings (0) rellings (0)	
	Ab:	sorption: 0			Abs	orption: 0			At	sorption: 0			Ab	sorption: 0			Ab	sorption: 0	
	Su	ng gain at 0% ibsidy at 0			Sul	g gain at 0% osidy at 0			S	ing gain at 0% ubsidy at 0			Su	ng gain at 0% ibsidy at 0			Su	ng gain at 0% ibsidy at 0	
	0% Affor	inability at 0	sing		0% Affor	nability at 0 dable Hous	ing		O% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0 dable Hou	sing		0% Affor	inability at 0 rdable Hous	sing
-6-	IS SHEET 1	0		TF-0-	15 SHEET 1	0		TEAT	15 SHEET 1	0		TEAT	15 SHEET 1	0		TEOT	15 SHEET 1	0	
ESI1		GREENFIELD		IEST		INDUSTRIAL1		IEST		INDUSTRIAL2		IEST		PDL		IEST	REDU	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
				0				ő				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
				0				0				o	-			o	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-	-		0	-			0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
				0				0	-			o		-		o	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
				0				0				0				0	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0				0				0				0	0% 0%	0% 0%	0% 0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n.) 0%								

Subsid	50 dwellin 33 Hectare Gross Absorpti Plannin by at £0 per unit Sustainabilli 30% Affo :30 (Social	e Area: Two gs (50 Hous site @(20 Df profit: (25%) on: 50 units p.; g gain at 100% (rent) & £0 per ur by at £1800 per prodable Hou Rent to Inter	es) PH) dph. a. bit (intermediate runit	e) Subsit	dwelling: .33 Hectare s Gross Absorptic Planning dy at £0 per unit (i Sustainability 30% Affo 1:30 (Social F	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit) Subsi	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	profit: (25%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii) Subsidy	dwelling 33 Hectare: Gross Absorptic Planning at £0 per unit (Sustainabilit 30% Affor 30 (Social I	e Area: Two s (50 House site @(20 Di profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per un y at £1800 per prodable Hou Rent to Inter	s) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling .33 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u ty at £1800 per prodable Hou	S) PH) dph. a. bit (intermediate runit
EST 1	6 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST 1	6 SHEET 1	DDI		TEST	16 SHEET 1	CTION TO AFFOI	DARI E
1	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1 г	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
010	~ ~	+ >		2010	4.4	**	**	2010	~ ~	**	**	2010	**	**	()	2010	52%	41%	36%
011 012		()	**	2011	1+	**	**	2011		**	**	2011 2012		**	**	2011	56% 62%	42% 45%	37% 39%
013	¥ ¥		**	2013	**	**	**	2013		**	**	2013			**	2013	63%	46%	39%
014	~ ~	• •	* >	2014	**	* *	* >	2014	**	(•	* >	2014	**	••	**	2014	72%	50%	41%
015 016			4 V	2015 2016	**	A >	4)	2015		1.	4)	2015 2016	**			2015 2016	86% 79%	55% 54%	43% 42%
017		**	* >	2017	**	A >	A >	2017	**	4.4	A >	2017	~ ~	**	• •	2017	72%	52%	41%
018 019	~ ~	(v	* *	2018	**	* >	*)	2018	**	4.4		2018 2019	• •	**	4.4	2018	66%	49% 47%	40%
020		0		2019	* * *	**		2019	(+	**		2019			()	2019	56%	45%	38% 37%
021	(•	0	**	2021	* >	**		2021	4.4	**	**	2021	* *	••	€ +	2021	52%	43%	36%
022 023	()	**	**	2022 2023	4.4	**	**	2022	**	**	**	2022 2023	• •	**	()	2022	49% 46%	42% 41%	35% 34%
024		**		2023		**		2023		**		2023		**	+++	2023	45%	40%	34%
025	•	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	()	2025	45%	40%	34%
026	• •	0	**	2026	**	**		2026	AA V	alue Area:	A A	2026	**	**	•	2026	44%	41%	34%
	50 dwellin 33 Hectare Gross Absorpti Plannin by at £0 per unit	e Area: Two gs (50 Hous site @(20 Df profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur va tf £1800 per	es) PH) dph. a. bit (intermediate		dwellings 33 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (17%) in: 50 units p.: gain at 100% rent) & £0 per un v at £1800 per	s) PH) dph. a. bit (intermediate	3	sidy at E0 per u Sustain 30% 70:30 (S Value dwelling .33 Hectare Gross Absorpti Plannidy at £0 per unit	ability at £1800 affordable He ocial Rent to Initial a Area: Two gs (50 House site @(20 D profit: (17%) lon: 50 units p. g gain at 1009 (rent) & £0 per u	per unit (intermo o per unit ousing termediate) o es) PH) dph.	3.3	dwelling 33 Hectare : Gross Absorption Planning at £0 per unit (e Area: Two s (50 House site @(20 Di profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	s) PH) dph. a. bit (intermediate		dwelling .33 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u	s) PH) dph. a. bit (intermediate
	30% Affo	ty at £1800 per ordable Hou	ising		30% Affo	rdable Hou	sing		30% Affo	ty at £1800 pe ordable Hou	using		30% Affo	y at £1800 per rdable Hou	ising		30% Affo	y at £1800 pe rdable Hou	ising
70	:30 (Social	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70:	30 (Social I	Rent to Inter	mediate)	70):30 (Social I	Rent to Inte	mediate)
EST 1	7 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST 1	7 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOI	RDARI F
ĺ	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1 [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
10 11		**	**	2010	**	**	**	2010	4)	**	**	2010	**	A Þ	**	2010	48% 50%	39% 40%	35% 36%
12	· ·	**		2011	* * *	**		2011	1.	**		2011		~ ~	()	2011	54%	40%	36%
13	**	**	**	2013	* >	**	**	2013			**	2013	**	**	()	2013	55%	43%	37%
14 15		0		2014	(*			2014		**	**	2014 2015	**		0	2014	61%	46% 50%	39% 41%
16		0	**	2016	4.4	**	**	2016	**	**	**	2016	**	**	()	2016	65%	49%	40%
17 18	~ ~	()	**	2017	4.7	**	**	2017	(*	**	**	2017	* *	**	+	2017	61% 57%	47% 46%	39% 38%
19	(*	**	**	2019	4)			2019	A)			2018	**	**		2019	53%	46%	38%
20	0	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	50%	42%	36%
21 22	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	A }	**	2021	47% 45%	41% 40%	35% 34%
23	**	**	**	2023	**		**	2023	••	**		2023	\leftrightarrow	A >	**	2023	43%	39%	34%
24 25	**	**	**	2024	**	**	**	2024	**	**	**	2024	0	A Þ	**	2024	43% 42%	39% 39%	34% 33%
26	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	0	* >	**	2026	42%	39%	33%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 iorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sub	Absolute Abs	nability at £1800 6 Affordable Hi- ocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) is p.a. Is p.a. 00% oer unit (interm) per unit busing termediate)	ediate)	dw 0 site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0 rdable Hous	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. sss profit: 0 ss profit: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou	sing
FST 1	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST 1	8 SHEET 1	0		TFST	18 SHEET 1	0	
		GREENFIELD				INDUSTRIAL1		.231		INDUSTRIAL2				PDL				CTION TO AFFOI	RDABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
		-		o				0			-	ő		-	-	0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
		-	-	0		-	-	0	-	-	-	0			-	0	0%	0%	0%
		-	-	0	-			0	-	-	-	0			-	0	0%	0%	0%
		-		0		-	-	0		-	- 1	0		-	-	0	0%	0%	0%
		-	-	0		-	-	0	-	-	-	0			-	0	0%	0% 0%	0% 0%
		-	-	0	-	-	-	0		-	-	ő		-	-	0	0%	0%	0%
		-	-	0		-		0	-		-	o		-	-	0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
			-	0		-		0			-	ů l			-	0	0%	0%	0%
				0				0				0		-		0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
	-	-	-	U	-	-	_	O		Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 lanning gain at Subsidy at 0) n.) 0%	U .	_	-	-	U	0%	0%	0%

O dwellings (0)	e Area: 0 ellings (0)
0 site @(0) dph. 0 site @(0) si	ellings (0)
Gross profit: 0 Absorption: 0 Ab	
Absorption: 0 Ab	@(Ŏ) dph.
Planning gain at 0% Planni	s profit: 0
Subsidy at 0 Subsidy at 0<	orption: 0
Sustainability at 0 O% Affordable Housing 0% Affordable Hous	g gain at 0%
0% Affordable Housing 0% Affordable Housing 0% Affordable Housing 0% Affordable Housing 0% Affordable	osidy at 0
	nability at 0
	dable Housing
EST 19 SHEET 1 TEST 19 SHEET 1 TEST 19 SHEET 1 TEST 19 SHEET 1 TEST 19 SHEET 1	TION TO AFFORDABLE
GREENHELD INDUSTRIALS INDUSTRIALS INDUSTRIALS PUL REDUCT DOWN MIDDLE UP DOWN MID	MIDDLE UP
DOWN MIDDLE OF DOWN M	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
	0% 0%
0 0 0 0 0 0 0 0 0 0	0% 0%
	0% 0%
0 0 0%	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0%
	0% 0%
0 0 0 0 0 0 0 0 0 0 0	0% 0%
	0% 0%
	0% 0%
Value Area: 0	
0 dwellings (0)	
0 site @ (0) dph.	
Gross profit: 0	
Absorption: 0	
Planning gain at 0%	
Subsidy at 0 Subsidity at 0 Sustainability at 0	
Sustainating at 0 O% Affordable Housing	
O O	
Value Area: 0 Va	e Area: 0
0 dwellings (0) dwellings (0) dwellings (0) dwellings (0) dwellings (0)	ellings (0)
0 site @(Ŏ) dph. 0 site @(Ŏ) dph. 0 site @(Ŏ) dph. 0 site @(Ŏ) dph.	@(0) dph.
	is profit: 0
	orption: 0 g gain at 0%
	g gain at 0% osidy at 0
Subsidy at 0	
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidity at 0 Subsidity at 0 Subsidity at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0	nability at 0 dable Housing
Subsidy at 0 Subsidiary at 0 S	nability at 0
Subsidy at 0 Subsidiariality at 0	nability at 0 dable Housing 0
Subsidy at 0 Subs	nability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP
Subsidy at 0 Subsidiary	nability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0%
Subsidy at 0 Subsidiary at	nability at 0
Subsidy at 0 Subs	nability at 0
Subsidy at 0 Subsidiary at 0 O% Affordable Housing 0 O% Affordable H	nability at 0
Subsidy at 0 Subsidicy at 0 Subsidy at 0 Subsidicy at 0 Subsidy at 0	MIDDLE
Subsidy at 0 Subsidiability at 0 O% Affordable Housing 0 O% Affordable H	mability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0
Subsidy at 0 Subs	Adulty at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Subsidy at 0 Subsidiate Subsidiary at 0	ability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 O% Affordable Housing 0	ability at 0 datable Housing 0 0
Subsidy at 0 Subsidiate Mousing O% Affordable Housing O% Affordable Housi	Anability at 0 dable Housing 0 TION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Subsidy at 0 O% Affordable Housing 0 O% Affordable H	ability at 0 datable Housing 0
Subsidy at 0 Subsidiability at 0 O% Affordable Housing	ability at 0 datable Housing 0 TION TO AFFORDABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 O'S Affordabl	ability at 0 dable Housing 0 O TON TO AFFORDABLE MIDOLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 O% Affordable Housing	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 05% 05% 05% 05% 05% 05% 05% 05% 05% 05%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 O% Affor	ability at 0 dable Housing 0 O TON TO AFFORDABLE MIDOLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 O% Affor	ability at 0 dable Housing 0 Under the control of
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidian at	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 1 O% Affordable Housing 0 O% Affordable Housing 1 O% Afforda	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 1 O% Affor	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidiar billing to 0 O% Affordable Housing 1 O% Affordable Housing 0 O% Affordable Housing 1 O% Affordable Housing 0 O% Affordable Housing 1 O% Af	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 O% Affor	nability at 0 datable Housing 0 TION TO AFFORDABLE MIDDLE UP 09% 09% 09% 09% 09% 09% 09% 09% 09% 09%

Figure 14 - Sensitivity Testing

Subsid	Value 15 dwellin .83 Hectare: Gross Absorptic Plannin dy at £0 per unit t Sustainabilit 40% Affo	A rea: Two barries and a read of the control of the	pes) PH) dph. a. b. init (intermediate) r unit	O Subsid	Value 15 dwelling .83 Hectare s Gross Absorptic Planning dy at £0 per unit (i	Area: Two gs (15 House site @(20 DF profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per rent) & £0 per redable Hou	es) "H) dph. it (intermediate) unit sing	Subsit	15 dwellir .83 Hectare Gross Absorpt Plannir .84 Hectare Gross Plannir .84 Hectare .85 Hec	e Area: Two	es) PH) dph. a. b. c.	s) Subs	15 dwelling 0.83 Hectare si Gross p Absorption	ite @(20 DF profit: (20%) n: 50 units p.: gain at 100% ent) & £0 per un at £1800 per dable Hou	es) PH) dph. a. bit (intermediate) unit) Subsidy	15 dwellin 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (i. Sustainabilit 40% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per	t (intermediate) unit sing mediate)
O.	15 dwellin 83 Hectare	e Area: Two Igs (15 Hous Site @(20 Di	es)	0	15 dwelling 83 Hectare s	Area: Two gs (15 House lite @(20 DF	es)		0.83 He (Abs Pla sidy at £0 per u Sustain 40% 70:30 (\$\forall \$\forall \$\f	wellings (15 Hoc ctare site @(20) foross profit: (20) forption: 50 unit anning gain at 11 mit (rent) & £0 p hability at £1800 6 Affordable Ho ccial Rent to Int 9 Affea: TWC ggs (15 Hous site @(20 D)	DPH) dph. %) s p.a. 00% er unit (interm per unit per unit permediate) 0 es)		15 dwelling 0.83 Hectare si	ite @(20 DF	es)	a	15 dwellin 0.83 Hectare	Area: TWO gs (15 House site @(20 DF	es) 'H) dph.
70	Absorption Plannin Plannin Sustainabilit 40% Affor Sign School 1 2 SHEET 1	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter GREENFIELD	6 nit (intermediate) r unit using rmediate)	70	Absorption Planning P	y at £1800 per rdable Hou lent to Inter INDUSTRIAL1	it (intermediate unit s ing mediate)	70	Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo 0: 30 (Social 2 SHEET 1	profit: (20%) ion: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Intel INDUSTRIAL2	init (intermediate r unit runit rsing rmediate)	71	Absorption Planning idy at £0 per unit (re Sustainability 40% Affor 0:30 (Social Re 2 SHEET 1	at £1800 per dable Hou ent to Inter	hit (intermediate unit unit using mediate)	70	Absorpti- Plannin y at £0 per unit (i Sustainabilit 40% Affo 0:30 (Social I 2 SHEET 1 REDU	y at £1800 per rdable Hou: Rent to Interi	it (intermediate) unit sing mediate)
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 64%	MIDDLE 52%	UP 47%
2011 2012	**	()	**	2011 2012	4.7	**	**	2011 2012	(*	**	**	2011	• •	••	()	2011 2012	66%	53% 57%	47% 50%
2012			**	2013	**	**	**	2013		**	**	2013	**			2013	75%	58%	50%
2014	**	0	**	2014	* *	**	**	2014	• •	**	**	2014	* *	* *	()	2014	77%	59%	51%
2015 2016			A }	2015 2016	**	A)	A)	2015 2016		(+	A)	2015	**	**		2015 2016	99%	69% 67%	56% 55%
2016			* >	2016	••	*)	.,	2016	• •	17	4)	2016	* *		1.	2016	87%	65%	53%
2018	**	(*	A F	2018	**	A >	* >	2018	• •	A)	.)	2018	• •	~~	4.4	2018	80%	63%	52%
2019 2020	**	0	**	2019 2020	4.7	**	**	2019 2020	4.4	**	**	2019	**		+	2019	75% 70%	60% 58%	50% 49%
2021		**	**	2021	*)	**	**	2021	4 🕶		**	2021		V V	0	2021	66%	56%	47%
2022	1.	**	**	2022	* >	**	**	2022	A >	**	**	2022			**	2022	62%	54%	46%
2023 2024	()	**	**	2023 2024	**	**		2023 2024	**	**	**	2023	**	••	**	2023 2024	59% 58%	53% 52%	45% 45%
2024	4.5	**	**	2024	**	**	**	2024		**	**	2024	**		**	2024	58%	52%	45% 45%
2026	**	**	**	2026	**	**	**	2026	**	11 Alue Area: T	**	2026	• •	••	**	2026	57%	52%	45%
	15 dwellin	e Area: Two	es)		15 dwelling	Area: Two gs (15 House	es)		15 d 0.83 He (Abs sidy at £0 per u Sustain 40% 70:30 (S Value 15 dwellir	wellings (15 Houtrare site @(20 Gross profit: (20' Gross profit: (20	uses) DPH) dph. %) %) s p.a. D0% wer unit (interm per unit pusing ermediate) DeS)		15 dwelling	Area: Two	es)		15 dwellin	• Area: Two gs (15 House	es)
Subsid	Gross Absorption Plannin By at £0 per unit in Sustainabilit 40% Affo	Site @(20 DF profit: (20%) on: 70 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou Rent to Inter	a. 6 nit (intermediate) r unit ising	Subsid	Absorption Planning By at £0 per unit (Sustainability	profit: (20%) on: 70 units p.s gain at 100% rent) & £0 per un y at £1800 per rdable Hou	it (intermediate) unit sing	Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	site @(20 D) profit: (20%) ion: 70 units p. g gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou Rent to Inter	a. hit (intermediate unit	e) Subs	Absorption	profit: (20%) n: 70 units p.: gain at 100% ent) & £0 per un at £1800 per dable Hou	a. hit (intermediate) Subsidy	Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	it (intermediate) unit sing
	SHEET 1			TEST:	3 SHEET 1			TEST	3 SHEET 1			TEST	3 SHEET 1			TEST :	3 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	+	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	1 +	* *	**	2010 2011	**	**	A A	2010 2011	V V	• •	4.4	2010 2011	64%	52% 52%	47% 47%
2012		- 65	**	2012		**	**	2012		**	**	2012			0	2012	73%	57%	50%
2013 2014	**	0	**	2013 2014	(v	**	**	2013 2014	**	**	**	2013 2014	**	**	↔	2013 2014	74% 75%	58% 58%	50% 51%
2015	**	**		2015	**		.,	2015		(+		2015	**			2015	100%	69%	56%
2016 2017		- ::	4)	2016 2017	- ;;	A)		2016 2017		(+	4)	2016 2017	**		1 7	2016 2017	95% 88%	68% 66%	55% 54%
2018 2019	**	(*	**	2018 2019		*)	.,	2018 2019		.,		2018 2019	**	••	(*	2018 2019	81% 76%	63% 61%	52% 51%
2020	**		**	2020	1+	**	**	2020	(+		**	2020	• • •		0	2020	71%	59%	49%
2021 2022	**	* *	**	2021 2022	4)	**	**	2021	4.4	**	**	2021	**	V V	()	2021	66%	57% 55%	48% 47%
2023	10	**	**	2023	**	**	**	2023	**	**	**	2023	**	- ii	**	2023	63% 60%	53%	46%
2024 2025	0	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	**	••	**	2024 2025	58% 57%	53% 52%	45% 45%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025	**		**	2025 2026	57% 57%	52% 52%	45% 45%
										alue Area: T									
								Sub	0.83 He (Abs Pla sidy at E0 per u Sustain 40%	weelings (15 Hot chare site @ (20 Gross profit: (20' corption: 70 unit anning gain at 16 init (rent) & E0 p nability at E1800 ocial Rent to Int	DPH) dph. %) s p.a. 00% ser unit (interm per unit	ediate)							

ubsid	15 dwellin 83 Hectare : Gross Absorpti Plannir y at £0 per unit (Sustainabilit 40% Affo	e Area: Two gs (15 Hous site @(20 Di profit: (20%) on: 50 units p.o ig gain at 50% (rent) & £0 per ur ry at £1800 per ordable Hou	es) PH) dph. a. it (intermediate unit esting	e) Subsid	dwelling: .83 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate unit sing	e) Subsid	dwelling .83 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 40% Affe	e Area: Two gs (15 House site @(20 D s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ity at £1800 pe	es) PH) dph. a. nit (intermediat r unit using	e) Subsi	dwelling .83 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili 40% Affo	s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. nit (intermediate r unit) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannir by at £0 per unit (i Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per un ty at £1800 per ordable Hou	S) PH) dph. a. it (intermedia unit sing
	: 30 (Social I SHEET 1	Rent to Inter	mediate)	TEST	1:30 (Social F 4 SHEET 1	ent to Inter	mediate)): 30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 4 SHEET 1	Rent to Inter	mediate)
	, onee .	GREENFIELD			+ SHEET 1	INDUSTRIAL1			- OTTLET T	INDUSTRIAL2			4 SILEET 1	PDL				CTION TO AFFOR	DABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 51%	UP 46%
11		**	**	2010	4.)	**		2010	- (-	**	**	2010		0	()	2010	63%	51%	46%
12	**	**	**	2012	4.4	**	**	2012	**	**		2012	~ ~	~ ~	0	2012	71%	55%	49%
13	* *	0	**	2013	4.*	**	**	2013	• •	**	* *	2013	• •	**	\leftrightarrow	2013	72%	56%	50%
14 15		••	**	2014	4 *	4.4		2014		4.4		2014	**		• • •	2014	72%	57% 66%	50% 55%
6	**	**	* >	2016	~ ~	* >		2016	~ ~			2016	~ ~		4.4	2016	88%	66%	54%
7	* *		* >	2017	* *	* >	* >	2017	~ ~	* >	* >	2017	~ ~	V V	4.4	2017	83%	63%	52%
8 9	**	4.)	* >	2018	**	**	.,	2018		**	**	2018			()	2018	77%	61% 59%	51% 49%
0		**	**	2020	A)	**	**	2020		**	**	2020	**		0	2020	68%	57%	48%
1	(▼	**	**	2021	* >	**	**	2021	* >	**	**	2021	• •	**	**	2021	64%	55%	47%
2	4.5	**	**	2022	**	**		2022	**	**	**	2022	~ ~	**	**	2022	61%	53% 52%	46% 45%
4	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	4)	**	2023	58% 57%	52%	45% 44%
5	**	**	**	2025	**	**	**	2025	**	**	**	2025		A)	**	2025	56%	51%	44%
3	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	٠,٠	**	2026	55%	51%	44%
	15 dwellin 83 Hectare : Gross Absorption Plannin y at £0 per unit i	gs (15 Hous gs (15 Hous site @(20 Df profit: (20%) on: 50 units p.a g gain at 200% (rent) & £0 per un	es) PH) dph. a. hit (intermediate		dwelling .83 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) in: 50 units p.a gain at 200% rent) & £0 per un	S) PH) dph. a. it (intermediate		70:30 (S Value dwelling .83 Hectare Gross Absorpt Plannir dy at £0 per unit	nability at £1800 to 6 Affordable Hisocial Rent to Inite Area: Two gs (15 House site @(20 D s profit: (20%) ton: 50 units p. ng gain at 2009 (rent) & £0 per u	ermediate) S) PH) dph. a. 6 nit (intermediat		dwelling 1.83 Hectare Gross Absorpti Plannin	s profit: (20%) ion: 50 units p. ig gain at 2009	es) PH) dph. a. 6		dwelling 0.83 Hectare Gross Absorpti Plannin ly at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per un	S) PH) dph. a. it (intermedia
	Sustainabilit	v at £1800 per	unit		Sustainabilit	v at £1800 per	unit		Sustainabili	ity at £1800 pe	r unit		Sustainabili	ty at £1800 pe ordable Hou	r unit		Sustainabilit	v at £1800 per	unit
70	30 (Social I	rdable Hou Rent to Inter	mediate)	70	40% Affo 30 (Social F	rdable Hou lent to Inter	sing mediate)	70	40% Affe 30 (Social)	ordable Hou Rent to Inte	rmediate)	70	30 (Social	Rent to Inte	rmediate)	7	0:30 (Social I	rdable Hou Rent to Inter	mediate)
	SHEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1				5 SHEET 1			TEST	5 SHEET 1		
1	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	+	DOWN	MIDDLE	DABLE UP
	**	**	* *	2010 2011		**	* *	2010 2011	~ ~	**	* *	2010	~ ~	~ ~		2010	69% 70%	55% 55%	49% 49%
	- ;;	1)	**	2011	**	**	**	2011		**	**	2011		**	()	2011	70% 81%	60%	49% 52%
	**	4.4	*	2013	**	* >	A)	2013	~ ~	* >	* >	2013	~ ~	~ ~	~ ~	2013	83%	61%	53%
	**	4 *	4.4	2014	**	4.7	4)	2014	**	A)	A)	2014	**	**	4.4	2014 2015	83% 116%	62%	52% 59%
	**	**	* >	2016				2016	~ ~	**	A >	2016		••		2016	108%	73%	58%
	**	••	A >	2017	• •	(v	* *	2017	••	(*	A)	2017	••	••	**	2017	99%	70% 67%	56% 54%
	**	(+	* >	2019	• • •	* >	A >	2019	**	(+	. ,	2019			1.	2019	82%	64%	52%
	**	4+	4.5	2020	4+	* *	4.1	2020	· ·	A)	4.5	2020	••	••	(v	2020	76%	62% 59%	51% 49%
				2022	A)			2022	1.	**		2022			- 0	2022	67%	57%	48%
	4.4	**	**	2023	* >	**	**	2023	* >	**	**	2023	**	**	**	2023	63%	55% 55%	47%
	++	**	**	2024 2025	**	**	**	2024 2025	* *	**	**	2024	~ ~		**	2024 2025	61%	54%	46% 46%
	•	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	60%	55%	46%
	15 dwellin 83 Hectare : Gross Absorpti Plannin	e Area: Two gs (15 Hous site @(20 Df profit: (20%) on: 50 units p g gain at 100%	es) PH) dph. a.		dwelling 83 Hectare s Gross Absorption	profit: (20%) n: 50 units p.a ı gain at 100%	s) PH) dph. ı.	0	Absorpt Plannir	extare site @(20 Sorpstion: 50 unil anning gain at 2 anning gain at 2 anning gain at 2 anning gain at 2 annihility at E1800 6 Affordable Hisocial Rent to Init e Area: Two gs (15 House site @(20 D s profit: (20%) ion: 50 units p ng gain at 1009 gg gain at 1009	%) s p.a. 00% ser unit (interr per unit pusing ermediate) ps) PH) dph. a.	C	dwelling 1.83 Hectare Gross Absorpti Plannin	profit: (20%) ion: 50 units p. ig gain at 100%	es) PH) dph. a.	() Suihsidi	dwelling 0.83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph.
1	Sustainabilit	(rent) & £26000 per ry at £1800 per prdable Hou	unit	_, sucoidy	at £48500 per unit (Sustainabilit	y at £1800 per rdable Hou	unit sing	_, Jubardy	Sustainabili	(rent) & £26000 pe ity at £1800 pe ordable Hou	r unit), Jauxidi	at £48500 per unit Sustainabili	ty at £1800 pe ordable Hou	r unit	Jatrid	y at £48500 per unit Sustainabilit	ty at £1800 per ordable Hou	unit
	: 30 (Social I	Rent to Inter	mediate)		1:30 (Social F	ent to Inter	mediate)):30 (Social	Rent to Inte	rmediate)		0:30 (Social	Rent to Inte	rmediate)		0:30 (Social I	Rent to Inter	mediate)
Гб	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDU	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 45%	MIDDLE 40%	
	**	**	**	2010	**	**		2010		**		2010		4)	**	2010	45%	40%	38%
	(+	**	**	2012	A)	**	**	2012	A)	**	**	2012	**	0	()	2012	50% 51%	43% 43%	40% 40%
	1+	**	**	2014	4)	**	**	2014	4)	**	**	2014	**	0	()	2014	51%	44%	40%
	**	4.4	* >	2015	**	A >	.)	2015	••	A.)		2015	~ ~	**	4.4	2015	68%	52%	45%
	**	() ()	**	2016 2017	A)	**	**	2016 2017	(*	**	**	2016 2017	**	**	()	2016 2017	66% 62%	52% 50%	45% 44%
	**	**	**	2018	* >	**	**	2018	4.4	**	**	2018	**	••	↔	2018	59%	49%	43%
	(+	**	**	2019	4)	**	**	2019	A)	**	**	2019	**	· · ·	**	2019	56% 53%	48% 46%	42% 41%
	**	**	**	2021	**	**	**	2021	**	**	* *	2021		€)	**	2021	51%	45%	41%
	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022 2023	()	A)	**	2022	49% 47%	44% 43%	40% 39%
	**	**	**	2024	**	**		2024	**	**	**	2024	()	* >	**	2024	46%	43%	39%
	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A)	**	2025 2026	46% 45%	43% 43%	39% 39%
				120				120	Va	alue Area:		-320					.570	.570	37.0
								Subsidy a	0.83 He (Abs Plat E48500 per u Sustain 40%	dwellings (15 Ho octare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E26 anability at E1800 6 Affordable Ho social Rent to Ini	DPH) dph. %) s p.a. 00% 000 per unit (i) per unit busing	intermedi	ate)						

Subsidy	15 dwellin .83 Hectare : Gross Absorptio Planning at £25000 per unit : Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwelling: .83 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediated in the content of the conten	e) Subsidy	dwelling .83 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili 40% Affo	s profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pi ty at £1800 pe ordable Hol	es) PH) dph. .a. .a. .a. .a. .a. .a. .a.) Subsidy	dwellings .83 Hectare s Gross p Absorptio Planning at £25000 per unit (r Sustainability 40% Affor	orofit: (20%) n: 50 units p. gain at 100% rent) & £22000 per dable Hou	es) PH) dph. a. b. r unit (intermediator unit	e) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin r at £25000 per unit Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 per rdable Hou	s) PH) dph. a. unit (intermediate) unit sing
): 30 (Social F 7 SHEET 1	rent to Inter	mediate)		1:30 (Social F 7 SHEET 1	ent to Inter	mediate)		30 (Social 7 SHEET 1	Rent to Inte	rmediate)): 30 (Social R 7 SHEET 1	ent to Inter	rmediate)		0:30 (Social I 7 SHEET 1	rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1		PDL			REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 45%	UP 42%
2011	0	**		2011		**	**	2011	4.5	**		2010	**	* >	A)	2011	53%	45%	42%
2012	**	**	**	2012	* >	**	**	2012	٠.	**	**	2012	* *	* *	()	2012	60%	49%	44%
2013 2014	**	**	**	2013 2014	A)	**	**	2013 2014	(*	**	**	2013 2014	**		↔	2013	61% 61%	50% 50%	45% 45%
2015		(v	* * *	2015	* *	A)		2014		A)		2015	**		1 +	2015	81%	59%	50%
2016	~ ~	4.*	* >	2016	**	A >	A >	2016	**	A.>	A >	2016	**	**	4.4	2016	78%	59%	49%
2017 2018		(v	4)	2017	4.4	* *	4.4	2017	**	A Þ	.,	2017 2018	**	**	(+	2017	73% 68%	57% 55%	48% 47%
2019		**	**	2019	A >	**	**	2019	(🕶	**	**	2019	~ ~		0	2019	64%	53%	46%
2020	4.4	**	**	2020	* >	**	**	2020	* }	**	**	2020	**	**	**	2020	60%	51%	44%
2021 2022	4.4	**	**	2021	* *	**	**	2021	* *	**	**	2021 2022	**	()	**	2021	57% 54%	50% 49%	44% 43%
2023		**	**	2023	**	**	**	2023		**	**	2023	~ ~	A >	**	2023	52%	47%	42%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	~ ~	* >	**	2024	51%	47%	42%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	· ·	*)	**	2025 2026	51% 50%	47% 47%	41% 41%
										alue Area:									
0	15 dwellin .83 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.a	es) PH) dph. a.	0	dwelling: .83 Hectare s Gross Absorptio	profit: (20%) in: 50 units p.a	s) PH) dph.		at £25000 per u Sustair 40% 70:30 (Value dwelling 1.83 Hectare Gross Absorpti	Affordable H Social Rent to In E Area: Two gs (15 House site @(20 D s profit: (20%) lon: 50 units p	00% 0000 per unit (in 0 per unit 0 unit 0 per unit 0 using termediate) 0 0 0 0 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		Value dwellings .83 Hectare s Gross p Absorptio	orofit: (20%) n: 50 units p.	s) PH) dph. a.	(dwelling 0.83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph.
Subsidy	at £36000 per unit i Sustainabilit	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermediat unit	e) Subsidy	at £36000 per unit (Sustainability	gain at 100% rent) & £24000 per y at £1800 per rdable Hou	unit (intermediat	e) Subsidy	at £36000 per unit Sustainabili	ng gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	er unit (intermediate er unit) Subsidy	at £36000 per unit (r	at £1800 per	r unit (intermediat r unit	e) Subsid	at £36000 per unit Sustainabilit	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermediate) unit
	:30 (Social F	Rent to Inter	mediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)		:30 (Social R	ent to Inter	rmediate)		0:30 (Social I		
	8 SHEET 1				B SHEET 1				8 SHEET 1				8 SHEET 1				8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	+	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
2010	+ +	* *	**	2010	* *	**	**	2010	<+>	**	**	2010	* *	* >	**	2010	49%	43%	40%
2011 2012	()	**	**	2011	4.)	**	**	2011	1.	**	**	2011 2012	••	4)	4)	2011	49% 55%	43% 46%	40% 42%
2012	**			2012	* * *		**	2012	- (-			2013	**		0	2012	56%	47%	43%
2014	~ ~	**	**	2014	* >	**	**	2014		**	**	2014	• •			2014	57%	47%	43%
2015 2016	**		**	2015 2016	**	* >		2015 2016	~ ~	* >	* >	2015 2016	* *	**	4.*	2015 2016	75%	56% 55%	48% 47%
2016		()	4.5	2016	4.4	**	4.4	2016		**	**	2016	**		()	2016	68%	54%	4/%
2018	~ ~	**	**	2018	4.)	**	**	2018	4 +	**	**	2018	~~	**	()	2018	64%	52%	45%
2019 2020	**	**	**	2019	* >	**	**	2019	(v	**	**	2019	••	**	4)	2019	60% 57%	50% 49%	44% 43%
2021		**	**	2020	**	**	**	2021		**		2020	**	()	**	2020	54%	48%	42%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	0	**	2022	52%	47%	41%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	()	* >	**	2023 2024	50% 49%	46% 45%	41% 40%
2025	**	**		2025	**	**	**	2025	* *	**	**	2025	\leftrightarrow	* >	**	2025	48%	45%	40%
2026	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	()	* >	**	2026	48%	45%	40%
	O dv O site Gro Abs Planni	vellings (0) • @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0			dwi O site Gro Abs Plannir	te Area: 0 ellings (0) @(0) dph. ss profit: 0 corption: 0 ng gain at 0% bsidy at 0		Subsidy	Abs Abs at £36000 per u Sustain 40% 70:30 (S Vali dw O sit Gri Ak	ctare site @(20 Gross profit: (20 Gross profit: (20 Gross profit: 02 Gross profit: 03 Gross profit: 03 Gross profit: 04 Gross profit: 05 Gross	196) Is p.a. 00% 000 per unit (in 0 per unit ousing termediate)	termedia	Valu dwe 0 site Gros Abs Plannin	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% oskidy at 0			dw O site Gro Ab Planni	Je Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0	
	Susta	inability at 0	de e		Susta	inability at 0			Sust	ainability at 0	-1		Sustai	nability at 0	-1		Susta	inability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	ising		0% Affor	dable Hou	sing		0% Affor	dable Hou	sing
TEST	9 SHEET 1	ODEEL		TEST	9 SHEET 1	B10110=		TEST	9 SHEET 1	Barrier		TEST	9 SHEET 1	DE:		TEST	9 SHEET 1	TION TO	DADIE
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ő				0				0				0				0	0%	0%	0%
0	-	-		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0				0				0				0				0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
0				0		-	-	0	-	-	-	0			-	0	0% 0%	0% 0%	0% 0%
ó	-			0	-			0				0	-	-		o	0%	0%	0%
0	-	-		0		-	-	0	-	-	_	0	-		-	0	0%	0%	0%
0				0				0		-		0			-	0	0%	0%	0%
0	-	-		0	_	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-			0		-		0				0			-	0	0% 0%	0% 0%	0%
0	-	-		0	-	-		0		-	-	0	-		-	0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho	t O								

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsldy at 0 einability at 0 rdable Hous	sing	TEST 1	dw O site Gro Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing	TEST	dwel O site Gross Abso Planning Sub:	e Area: 0 Illings (0) @(0) dph. s profit: 0 roption: 0 g gain at 0% sidy at 0 ability at 0 lable Hous	sing	TEST	dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous	iing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	Absorption: 0 lanning gain at Subsidy at 0 Sustainability at	o. 0	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		2:TION TO AFFOR AFFOR MIDDLE ON AFFOR MIDDLE O	OABLE UP 07% 07% 07% 07% 07% 07% 07% 07% 07% 07%
Subsic	Value Area: Two Value Area																		
TEST	Value Area: Two Value Area																		
2010 2011	15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph. 0.84 Hectare site @(20 DPH) dph. 0.85 Hectare site @(20 DPH) dph. 0.86 Hectare site @(20 DPH) dph. 0.86 Hectare site @(20 DPH) dph. 0.87 Hectare site @(20 DPH) dph. 0.86 Hectare site @(20 DPH) dph. 0.87 Hectare site @(20 DPH) dph. 0.86 Hectare site @(20 DPH) dph. 0.87 Hectare site @(20 DPH) dph. 0.87 Hectare site @(20 DPH) dph. 0.88 Hectare site @(20 DPH) dph. 0.88 Hectare site @(20 DPH) dph. 0.89 Hectare site @(20 DPH) dph. 0.80 He																		
2012	15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 60 per unit (rent) # 60 per unit (netmediate) Sustainability at 600 per unit 40% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 11 SHEET 1 ODVIN MIDOLE UP																		
2014	**			2014	4.*			2014				2014	• •	**		2014		58%	50%
2015 2016	**	**	A >	2016	**	A >	4)	2016	**	(*	->	2016	**	**	**	2016	96% 91%	67%	54%
2017 2018	**	4.4	A)	2017 2018	**	A }	A)	2017 2018	* *	(v	A)	2017 2018	* *	* *	(+	2017 2018	85% 79%	65% 62%	53% 52%
2019	**	()	**	2019	(v	**	**	2019		**	**	2019	• •	* *	()	2019	74%	60% 58%	50%
2021	(+	**	**	2021	* >	**	**	2021		**	**	2021	**	* *	**	2021	65%	56%	47%
2022 2023	(+	**	**	2022 2023	* *	4 4	**	2022 2023	**	**	**	2022 2023	**	()	**	2022 2023	62% 59%	54% 52%	46% 45%
2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	+	**	2024 2025 2026	58% 57% 56%	52% 51% 52%	45% 44% 44%
	15 dwellin	• Area: Two	es)		dwelling	Area: Two	s)		15 d 0.83 Her 0 Abs sidy at E0 per u Sustai 40% 70:30 (S Value dwelling	Affordable Ho ocial Rent to Int Area: Two Is (15 House	uses) DPH) dph. %) s p.a. 00% Her unit (interme per unit husing ermediate) S)		dwellings	Area: Two (15 House:	s)		dwelling	• Area: Two s (15 House:	s)
Subsic	Gross Absorption Plannin by at £0 per unit (Sustainable 40% Affo	site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur lility at £0 per u prdable Hou Rent to Inter	a. hit (intermediate) init ising) Subsid	Absorption Planning ly at £0 per unit (Sustainabi	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	it (intermediate nit sing) Subsii	Gross Absorpti Plannin dy at £0 per unit Sustainab 40% Affo	site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lility at £0 per u prdable Hou Rent to Inter	a. bit (intermediate) unit using	Subsi	Absorption Planning e idy at £0 per unit (re	rofit: (20%) 1: 50 units p.a gain at 100% 10th at 100% 10th at 100 per units 10th at 10	a. iit (intermediate nit sing) Subsidy	Absorption Planning y at £0 per unit (r Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	it (intermediate) nit sing
TEST '	12 SHEET 1	GREENFIELD		TEST 1	12 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL	·	TEST	12 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 63%	MIDDLE 52%	UP 47%
2011		**	**	2011	*)	**	**	2011	1 +	**	**	2011			()	2011	63%	52%	47%
2012 2013	**	()	**	2012 2013	1+	**	**	2012 2013	**	**	**	2012 2013	**	**	↔	2012 2013	72% 73%	56% 57%	50% 50%
2014 2015	**	4.5	**	2014	4+	**	4.4	2014	• •	4.4		2014 2015	• •	**	() V V	2014 2015	73% 95%	57% 67%	50% 55%
2016	**	4.4	A):	2016	**	* >		2016	**	(*	. >	2016	**	**	4.4	2016	90%	66%	54%
2017 2018	~ ~	1 *	*>	2017 2018	• •	4 >	A >	2017 2018		4 ¥	A >	2017 2018	**	* *	4+	2017 2018	79%	64% 62%	53% 51%
2019 2020	**	() ()	**	2019 2020	(v	**	**	2019 2020	**	**	**	2019 2020	**	**	() ()	2019 2020	73% 69%	59% 57%	50% 48%
2021	(+	**	**	2021	* >	**	**	2021	A)	**	**	2021	• •	* *	**	2021	65%	56%	47%
2022 2023	()	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	\leftrightarrow	**	2022 2023	61% 59%	54% 52%	46% 45%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025		4)	**	2024 2025	57% 56%	52% 51%	45% 44%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	56%	52%	44%
								Sub	15 d 0.83 Her C Abs Pla sidy at E0 per u Susta 40%	wellings (15 Horetrans items (20 orption: 50 unit unit (rent) & E0 painability at E0	uses) DPH) dph. %) s p.a. DO% ser unit (interme ser unit	ediate)							

Subsid	15 dwellin 83 Hectare : Gross Absorpti Plannin by at £0 per unit i Sustainabilit 40% Affo :50 (Social I	gs (15 Hous gs (15 Hous site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou Rent to Inter	es) PH) dph. a. it (intermediate; unit sing) Subsic	dwelling: .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit Sing) Subsi	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using	Subsi	dwelling 0.83 Hectare: Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	H) dph. i. it (intermediate unit
TEST 1	3 SHEET 1			TEST 1	13 SHEET 1				13 SHEET 1			TEST	13 SHEET 1				13 SHEET 1		
1	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
010	~ ~	* *	**	2010	* >	* *	**	2010	4 🕶	**	**	2010	* *	A >	**	2010	56%	45%	40%
011	(+	**	**	2011	A)	**	**	2011	4.7	**	**	2011		* >	4)	2011	56% 64%	45% 49%	40%
013		**		2012	1 *	**	**	2012	(*	**	**	2012	**	**		2012	65%	50%	43%
014	~ ~	**	**	2014	* >	**	**	2014		**	**	2014	**	**	0	2014	65%	50%	43%
015	**	1+	* >	2015 2016	••	A)	4)	2015	**	A }	*)	2015 2016	••	**	4+	2015 2016	85%	59% 58%	48% 47%
017		1+	A)	2017	• •	A P	A >	2017	**	A P	A >	2017		**	4+	2017	75%	56%	45%
018	**	0	**	2018		**	**	2018	**	**	**	2018	~ ~	**	0	2018	69%	54%	44%
019		**	**	2019 2020	*)	**	**	2019	4+	**	**	2019		**	**	2019	64%	51% 50%	43% 41%
021		**	**	2021	* >	**	**	2021	* >	**	**	2021	* *	0	**	2021	56%	48%	40%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	0	**	2022	53%	46%	39%
023 024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023	()	A }	**	2023 2024	51% 50%	45% 45%	38% 38%
025	**	**	**	2025	**	**	**	2025	**	**	**	2025	< >	* >	**	2025	49%	44%	38%
026	**	**	**	2026	**	**	**	2026	^^	alue Area:	**	2026	()	**	**	2026	48%	45%	38%
Subsid	15 dwellin 83 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabilit 40% Affo	e Area: Two gs (15 Hous site @(20 Di profit: (20%) on: 50 units p.; g gain at 100% (rent) & £0 per ur cy at £1800 per urdable Hou	es) PH) dph. a. it (intermediate) unit sing) Subsic	dwelling: .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 40% Affo	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. ii. iit (intermediate unit) Subsi	40% 50:50 (S Value dwelling 1.83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affe	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	ousing termediate) O O O O O O O O O O O O O O O O O O) Subsi	dwelling 0.83 Hectare: Gross Absorptic Planning idy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	5) PH) dph. It (intermediate unit
0:	100 (Social I 14 SHEET 1	Rent to Inter	mediate)		100 (Social F	ent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inte	rmediate)	0:	100 (Social I	Rent to Inter	mediate)		100 (Social I	Rent to Inter	mediate)
LSI	14 SHEET T	GREENFIELD		ILSI	14 SHEET I	INDUSTRIAL1		ILSI	14 SHEET I	INDUSTRIAL2		ILSI	14 SHEET I	PDL		ILSI		CTION TO AFFOR	DABLE
110	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
10 11	4.5	**	**	2010 2011	**	**	**	2010 2011	**	**	**	2010	()	**	**	2010 2011	34% 34%	26% 26%	23% 23%
12	**	**	**	2012	**	**	**	2012	**	**	**	2012	**	A >	**	2012	39%	28%	24%
13 14	(v	**	**	2013 2014	A)	**	**	2013 2014	A)	**	**	2013 2014	**	A >	**	2013 2014	39% 39%	29% 29%	24% 24%
15		**	**	2015	A >	**	**	2015	(*	**	**	2015	**	0	**	2015	51%	34%	26%
16	(*	**	**	2016	* >	**	**	2016	٠.٠	**	**	2016	* *	0	**	2016	47%	33%	26%
17 18	- (-	**	**	2017 2018	A)	**	**	2017	A }	**	**	2017	**	()	**	2017 2018	44% 40%	32% 30%	25% 24%
19	**	**	**	2019		**	**	2019	**	**	**	2019	~~	* >	**	2019	37%	29%	23%
20 21	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020	()	**	**	2020 2021	34% 32%	28% 26%	22% 21%
22	**	**	**	2022	**	**	**	2022		**	**	2022	()	**	**	2022	30%	25%	21%
23	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	28%	25%	20%
24 25	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	28% 27%	25% 24%	20% 20%
26		**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	27%	25%	20%
	Valu	ue Area: 0			Valu	e Area: 0		Sub	15 d 0.83 He (Abs Pir sidy at £0 per u Sustain 40% 0:100 (S Val	hability at £1800 Affordable He locial Rent to Int ue Area: 0	uses) DPH) dph. (%) (s.p.a. 00% (per unit (intermol) () per unit	ediate)	Valu	ue Area: 0			Vali	ue Area: 0	
	0 dv	vellings (0) e @(0) dph.			dw.	ellings (0) @(0) dph.			dw O sit	vellings (0) e @(0) dph.			dw O site	ellings (0) e @(0) dph.			dw O site	ellings (0) e @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gre	oss profit: 0			Gro	ss profit: 0			Gro	ss profit: 0	
	Ab: Planni	sorption: 0 ng gain at 0%			Abs Plannin	orption: 0 ng gain at 0%				osorption: 0 ing gain at 0%			Ab: Planni	sorption: 0 ng gain at 0%			Ab Planni	sorption: 0 ng gain at 0%	
	Su	ibsidy at 0			Su	bsidy at 0			Si	ubsidy at 0			Su	ibsidy at 0			Su	bsidy at 0	
	0% Affor	inability at 0	sing		0% Affor	inability at 0 dable Hous	ing		0% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0 dable Hous	sing		0% Affor	inability at 0	ing
e7 -	IS SHEET 1	0		TECT	15 SHEET 1	0		TECT	15 SHEET 1	0		TECT	15 SHEET 1	0		TECT	15 SHFFT 1	0	
.511		GREENFIELD		IESI '	o oneEl 1	INDUSTRIAL1		IEST	10 SHEEL T	INDUSTRIAL2		IEST		PDL		IEST		CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
				0				0				0				0	0%	0%	0%
		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0	- :	-		0				0	-		-	0	0% 0%	0% 0%	0%
				0		-		0				0				0	0%	0%	0%
		-		0		-	-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
				0				0				0				o o	0%	0%	0%
				0		-		0		-	-	0			-	0	0%	0%	0% 0%
	- 1			0				o				0				ō	0%	0%	0%
		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-		0		-	-	0				0		-	-	0	0%	0%	0%
	-			0	-	-		0	-		-	0	-		-	0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
									F	O dwellings (0) O site @(0) dpl Gross profit: (Absorption: (Planning gain at Subsidy at 0 Sustainability a) n.) 0%								

Subsid	15 dwellin 83 Hectare Gross Absorpti Plannin by at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. a. init (intermediate) r unit using	Subsid	dwelling: .83 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit sing) Subs	dwelling 1.83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate) unit) Subsid	dwelling .83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using) Subsid	dwelling).83 Hectare: Gross Absorptio Planning y at £0 per unit (r	profit: (25%) on: 50 units p.: g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing
	16 SHEET 1		illediate)		16 SHEET 1		mediate)	TEST	16 SHEET 1		mediate)	TEST	16 SHEET 1		i mediate)	TEST	16 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	**	0	**	2010 2011		**	**	2010	**	**	**	2010 2011	**		0	2010 2011	69%	54% 54%	48% 48%
2012 2013	**	1.	A.)	2012 2013	**	A >	4)	2012 2013	**	A)	A)	2012 2013	••	**	**	2012 2013	80%	59% 60%	51% 52%
2013	**	1.	A P	2013	**	4)	4)	2013	~ ~	A)	4)	2013	••		**	2013	83%	61%	52%
2015 2016	**	- ::-	17	2015 2016	• •	(+	A)	2015 2016	••	**	4)	2015 2016	••		- : :	2015 2016	117%	74%	58% 57%
2017			A.)	2017	**	(+	* >	2017	•••		* >	2017	••			2017	99%	70%	55%
2018 2019	**		A >	2018 2019	* *	A >	A)	2018	••	(*	A)	2018 2019	••		1.4	2018 2019	90% 82%	67% 64%	53% 52%
2020 2021	**	4+	A >	2020 2021	4.4	. >		2020 2021	**	A >	. >	2020 2021	**	**	1+	2020 2021	76% 70%	61% 59%	50% 48%
2022	**	0	**	2021	* >	**	**	2021	4 🕶	**	**	2021	••		0	2021	66%	56%	47%
2023 2024	(*	() ()	**	2023 2024	A)	**	**	2023 2024	A }	**	**	2023 2024	**		()	2023 2024	62% 61%	55% 54%	46% 46%
2025	4.4	()	**	2025	* >	**	**	2025	A >		**	2025	**	• •	€)	2025	60%	53%	45%
2026	••	•	**	2026	**	**	**	2026	** V:	alue Area: T	WO.	2026	**	**	•	2026	59%	54%	45%
Subsid	15 dwellin 83 Hectare Gross Absorpti Plannin by at £0 per unit i Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. a. init (intermediate) r unit using	Subsic	dwelling: .83 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.s gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit sing) Subs	40% 70:30 (S Value dwelling 0.83 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabili	profit: (17%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ermediate) PH) dph. a. b. c. dit (intermediate) unit (ssing) Subsid	dwelling .83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using	Subsid	dwelling 0.83 Hectare: Gross Absorptic Plannin; y at £0 per unit (r Sustainabilit 40% Affo 0:30 (Social F 17 SHEET 1	profit: (17%) on: 50 units p.: g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing mediate)
2022	0	**	**	2022	**	**	**	2022	**	**	**	2022		0	**	2022	61%	54%	46%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	• •	4)	**	2023 2024	58% 57%	52% 52%	45% 45%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	• •	A):	**	2025	56% 56%	51% 52%	44%
	O dv O site Gro Ab Planni Su Susta	vellings (0) velli	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) @ (0) dph. ss profit: 0 corption: 0 g gain at 0% biskly at 0 inability at 0 dable Hous 0	ing	Sul	0.83 He Absolute Abso	wellings (15 Hot ctare site @(20) Gross profit: (17' corption: 50 unit nning gain at 11 nit (rent) & E0 pr abaning gain at 10 nit (rent) & E0 pr abaning gain at 10 nit (rent) & E0 pr abaning gain at 10 colai Rent to Int ue Area: 0 velllings (0) e @(0) dph osss profit: 0 sorption: 0 sorption: 0 sing gain at 0% alnability at 0 alnability at 0 rdable Hous 0	OPH) dph. %) § p.a. 00% er unit (intermi per unit using ermediate)	ediate)	dw O site Gro Abs Plannii Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hou 0	sing		dw O site Gro Ab: Plannir Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 ilnability at 0 dable Hous: 0	sing
TEST 1	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0%
ō	-			0		-	-	o o	-	-	-	ō	-		-	ō	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-			0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-	-		0	-	-	-	0	-			0	0%	0% 0%	0%
0	-		-	0		-	-	0	-		-	0				0	0%	0%	0%
0	-			0		-		0	-	-	-	0				0	0% 0%	0% 0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-			0	<u> </u>	-	-	0	-		-	0	-			0	0%	0%	0%
0	-			0	-	-	-	0	-	-	-	0	_			0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	- ,	- /alue Area:	-	0	-		-	0	0%	0%	0%
									F	O dwellings (0) O site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0								

0 dv																		
0 dv	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	vellings (0)			dw	ellings (0)	
	e @(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	ss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			At	sorption: 0 ing gain at 0%				sorption: 0 ing gain at 0%			Abs	sorption: 0 ng gain at 0%	
	ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0				ing gain at 0% ubsidy at 0				ubsidy at 0%				ng gain at 0% ibsidy at 0	
Sucto	inability at 0			Sucto	inability at 0			Suct	ainability at 0			Suct	ainability at 0			Sucto	inability at 0	
0% Affor	rdable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			dable Hous	sing
T 19 SHEET 1	0			9 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0	
11 19 SHEET 1	GREENFIELD		IESI 1	9 SHEET 1	INDUSTRIAL1		IESI	19 SHEET 1	INDUSTRIAL2		IESI	19 SHEET 1	PDL		IESI		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP] [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
-	-		0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
			0		-	-	0		-		0		-		0	0%	0%	0%
	-		0				0		-		0	-	-		0	0%	0%	0%
-	-		0		-		o	-	-	-	0	-	-		0	0%	0%	0%
_	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	_	-	-	0	-	-		0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	U	-	-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
-	-	-	0		-		0	-	-	-	0	-	-		0	0%	0% 0%	0%
-	-		o l		-		0			_	0				-0	0%	0%	0%
			o				0				ō				o	0%	0%	0%
_	_	_	0		_		0	_		_	0	_	_	-	0	0%	0%	0%
-	_	-	0		-	-	0	_	_	-	0	_	-		0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-	-	0	-	- Value Area:	-	0	-		-	0	0%	0%	0%
									Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at	0%								
								0%	Affordable Ho	using								
Valu	ue Area: 0			Valu	ue Area: 0			Val	ue Area: 0		Т	Val	ue Area: 0			Valu	ue Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	ue Area: 0 vellings (0)			dw	vellings (0)			dw	ellings (0)	
0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	ue Area: 0 vellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 dv 0 site Gro	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 sit	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
O dv O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O dv O site Gro Ab Planni	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	
O dv O site Gro Ab Planni Su	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Ab: Plannii Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gn At Plann S	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
0 dv 0 site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0 anability at 0 rdable Hou	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		dv O sit Gr At Plann S Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	sing		dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elinability at 0 erdable House	sing
O dv O site Gro Ab Planni Su Susta O% Affor	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	sing		dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing		dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	sing		dw O site Gro Abb Plannir Su Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
O dv O site Gro Ab Planni Su Susta O% Affor	vellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hou 0	sing	TEST 2	dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 sing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	
O dv O sitt Gro Ab Planni Su Suste O% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	DABLE
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hou 0	sing UP	TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 sing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing UP	TEST :	dw 0 site Gro Abs Plannir Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O dv O sitt Gro Ab Planni Su Suste O% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST :	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN O'8 O'8	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
O dv O sitt Gro Ab Planni Su Suste O% Affor	veilings (0) e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou 0 GREENFIELD		TEST 2	dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		0 0	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O site Gro Abb Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O dv O slitt Gre Ab Plannl Su Suste O% Affor	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw 0 site Gro Ab: Plannii Su Susta 0% Affor 0 SHEET 1 DOWN -	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	O Sittle To Sheet To Sheet To Sheet To Sheet To Down	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% dinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE -	UP -	TEST	dw O sit Gre Ab Planni Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST:	dw O site Gro Ab: Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) ge (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O dv O slitte Gro Ab Planni St. Suste O% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0 GREENFIELD MIDDLE -	UP -	0 0 0 0	dw 0 site Gro Ab: Plannii Su Susta 0% Affor 0 SHEET 1 DOWN -	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	O Sittle To Sheet To Sheet To Sheet To Sheet To Down	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw O sit the Control of Control o	vellings (0) e e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 PDL MIDDLE - - - - - - - - - - - - -	UP	TEST :	dw O site Gro Abs Plannit Su Susta O% Affor POWN O% O% O% O% O%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Sustate O'% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	TEST 2	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O%	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustat O% Affor DOWN 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O site Gre Ab Planni St Sustate O'% Affor	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O slit Gre Ab Planni St. St. O'% Affoi DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustat O% Affor DOWN 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O slvt Gre Ab Planni St St O% Affor DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw O site Gro Abs Abs Plannir Su Su Su Su Affor O% Affor O% Affor O%	ellings (0) a @ (0) dph. ss profit: 0 sorption: 0 sprofit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 do (0) dph. sbisdy at 0 linability at 0 do (0) dbh (0) db	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dw O slit Gre Ab Planni St. St. O'% Affoi DOWN	wellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw O site Gro Abb Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 o cabble House 0 october 10 minobility at 0 minobility at 0 ordable House 0 october 10 minobility at 0 ordable House 0 october 10 ordable House 0 october 10 ordable House 0 october 10 octob	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0 dv 0 sitting 1 dv 1 d	vellings (0) e e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0 sinsbilly at 0 drabel Hou 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of State o	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0	dv O sist of Control o	ue Area: 0 ue Area: 0 e @(0) dph. e @(0) dph. e @(0) dph. e gos profit: 0 sorption: 0 sorption: 0 sorption: 0 anability at 0 doing sain at 0% ubskidy at 0 industrial at 0% industrial	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sosption: 0 sosption: 0 sosption: 0 sosption: 0 or dable House PDL MIDDLE	UP	TEST :	dw O slite of Silver of Si	ellings (0) = @(0) dph, ss profit: 0 scrption: 0 scrption: 0 sp gain at 0% biskly at 0 inability at 0 cdable Hous 0 CTION TO AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitting Green Aba Plannin Sunta Green Aba Plannin Sustant Sustant 1 Down	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0 sorption: 0 ordable Hou 0 GREENFIELD MDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch Green Ab Plannillo Student	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	ue Area: 0 ue Area: 0 ue Area: 0 e @(0) dph. sss profit: 0 sospition: 0 ing gain at 0% ubsidy at 0 ainability at 0 nOUSTRIAL2 MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption sorption to mig gain at 0% ubaddy at 0 airability at 0 ordable House 0 PDL MIDDLE	UP	TEST:	dw O slite literature of the control	ellings (D) e 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sistly at 0 ng gain at 0% sistly at 0 niability at 0 dable Hous 0 CTION TO AFFOR 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Grc Grc Ab Plannin Sustate O% Affor Down	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0 sorption: 0 ordable Hou 0 GREENFIELD MDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch Green Ab Plannillo Student	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	ue Area: 0 ue Area: 0 ue Area: 0 e @(0) dph. sss profit: 0 sospition: 0 ing gain at 0% ubsidy at 0 ainability at 0 nOUSTRIAL2 MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption sorption to mig gain at 0% ubaddy at 0 airability at 0 ordable House 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in Control of Control o	ellings (0) so good plants (0) s	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Grc Grc Ab Planni S. Susta O% Affor DOWN	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% staidy at 0 ng gain at 0% staidy at 0 ninability at 0 ninability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0	dw O slite Grow O slite Grow O slite Grow O sheet 1 Down	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% backy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	ue Area: 0 ue Area: 0 e @(0) dph. sos profit: 0 rdaple Hou 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 sospribin: 0 ing pain at 0% ubasity at 0 ing pain at 0% ubasity at 0 ind	UP	TEST:	dw O site of the control of the cont	ellings (D) = 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at 0 ninability ninabilit	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sits Grc Grc Grc Ab Plannin S. Sustant O'96 Affro	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sissify at 0 ninability at 0 drable Hou 0 GREENFIELD GREENFIELD	UP	0 0 0 0 0 0 0 0	dw O slite of the control of the con	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O sit if Plann n S Sust Sust Sust Sust Sust Sust Sust Sus	ue Area: 0 ue Area: 0 e @(0) dph. sos profit: 0 rdaple Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) e e @(0) dph. sss profit: 0 sospribir: 0 sos	UP		dw O site in Control of Control o	ellings (0) so good plants (0) s	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 15 - Sensitivity Testing

Subsid	Value 150 dwellin 71 Hectare : Gross Absorptie Plannin y at £0 per unit t Sustainabilit 30% Affo	e Area: Two gs (150 House) gain at 1000 general at 0 per ur y at £1800 per ur y at £1800 per ur y at £1800 per ur dable House green area green area area area area area area area are	pses) PH) dph. a. bit (intermediate) cupit	5 Subsid	Value 150 dwelling 71 Hectare s Gross Absorptic Planning dy at £0 per unit (i	Area: Two gs (150 Hou site @(35 DF profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per ur y at £1800 per	ses) PH) dph. a. iit (intermediate) unit sing) Subsit	150 dwellin .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii 30% Affo	e Area: Two	ISES) PH) dph. a. b. init (intermediate runit	e) Subs	150 dwellin i.71 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) profit: (20%) pn: 50 units p. g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	uses) PH) dph. a. be init (intermediate) r unit using	Subsidy	150 dwellin i.71 Hectare: Gross Absorptic Planning y at E0 per unit (r Sustainabilit 30% Affo 0:30 (Social E	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per	eH) dph. i. it (intermediate) unit sing mediate)
2020 2021	A)	**		2020	A >	**	**	2020	A >	**	**	2020	4.4	()	**	2020 2021	52% 49%	43% 42%	36% 35%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022		€)	**	2022	47%	41%	35%
2023	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023	()	↔	**	2023	46% 46%	41% 42%	34%
2025		**		2025	**	**	**	2025		**	**	2025	()		**	2025	45%	42%	34%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	()	()	**	2026	45%	43%	34%
Subsid	Sustainability at 1800 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (Social Rent t																		
70	Planning gain at 100% Planning gain at 100% Planning gain at 100% Planning gain at 100%																		
IESI 2	Planning gain at 100%. Subsidy at 0 per unit (rethermediate) Subsidy at 0 per unit (rethermediate) Subsidy at 0 per unit (reth) & 0 per unit (rethermediate) Subsidy at 0 per unit (reth) & 0 per unit (rethermediate) Subsidy at 0 per unit (reth) &																		
2010	Planning gain at 100%. Suboidy at 0 per unit (rent) & 0 per unit (
2011	Planning gain at 100% Subsidy at 0 per unt (intermediate) Subsidy																		
2012 2013		1 *	A)	2012	**	A)	4.)	2012		A)		2012			1.	2012	71% 73%	50% 51%	40% 40%
2013		1.4		2014		* >	*)	2014	**	A)	*)	2013	**		1.4	2014	71%	50%	40%
2015	**	A >	* >	2015	4 🕶	* >	A)	2015	**	A P		2015	* *	~ ~	* >	2015	68%	50%	39%
2016 2017	(*	A >	A)	2016 2017	A)	A)	A)	2016 2017	4.4	A)	A)	2016	**	1.	A)	2016	62% 57%	48% 46%	38% 37%
2018	(₩	**	**	2018	* >	**	**	2018	* >	**	**	2018	••	()	**	2018	53%	44%	36%
2019 2020	A)	**	**	2019 2020	A)	**	**	2019 2020	A P	**	**	2019	4.4	()	**	2019	50% 48%	43% 42%	35% 34%
2020	4)	**		2020	4)	**	**	2020	A)		**	2020	(+		**	2020	48%	42%	34%
2022	* >	**	**	2022		**	**	2022	* >	**	**	2022	. (▼	()	**	2022	46%	41%	34%
2023 2024	*)	**	**	2023	A >	**	**	2023	A >	**	**	2023	1 *	()	**	2023	45% 45%	42% 42%	34% 34%
2025	**	**	**	2025	**	**	**	2025	**		**	2025	()		**	2025	44%	43%	34%
2026	**	**	**	2026	**	**	**	2026	^^	alue Area: T	**	2026	()	**	**	2026	44%	44%	34%
Subsid	150 dwellin 71 Hectare : Gross Absorpti Plannin y at £0 per unit (Sustainabilit 30% Affo 30 (Social I	e Area: Two gs (150 Hou site @(35 Di profit: (20%) on: 70 units p (rent) \$ £ 0 per ur ty at £ 1800 per ordable Hou Rent to Inter	ses) PH) dph. a. bit (intermediate) sing) Subsid	150 dwelling 71 Hectare s Gross Absorptic Planning dy at £0 per unit (i Sustainability 30% Affoi 1:30 (Social F	ite @(35 DF profit: (20%) n: 70 units p.a gain at 100% rent) & £0 per ur g at £1800 per rdable Hou	ses) PH) dph. a. iit (intermediate) unit sing	5 Subsin	5.71 Hec Sustair 30% 70: 30 (S Value 150 dwellir .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii 30% Affic 5: 30 (Social	wellings (150 lk in wellings (150 lk in with the well in well	DPH) dph. %6) s p.a. 20% s p.a. 20% ser unit (interm per unit susing ermediate) b(ses) PH) dph. a. b init (intermediate unit ssina	e) Subs	150 dwellin 5.71 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo D: 30 (Social F	site @(35 DI profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per ur y at £1800 per	uses) PH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	Subsidy	150 dwellin i.71 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabilit 30% Affo D:30 (Social F	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	t (intermediate) unit sing
TEST 3	SHEET 1	GREENFIELD		TEST :	3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST :	3 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 58%	MIDDLE 43%	UP 38%
2010		**	**	2011	**	**	**	2011 2012	(*	**	**	2011	**	0	< >	2011	63%	45% 46% 47%	39% 40%
2013	Ţ,	A }	4.1	2013		4	A)	2013	**	A)	* *	2013	**	Ü	() (v	2013	73%	50%	41%
2014 2015	**	1 *	A)	2014 2015	**	A)	4)	2014 2015	**	A)	4)	2014 2015	* *	**	1 *	2014 2015	82% 84%	54% 56%	43% 43%
2016	v.	17	A Þ	2016	- ; ;	A)	*)	2016	**	A.)	*)	2016	• • •	¥.	A)	2016	77%	53%	42%
2017 2018		4)	A)	2017 2018	A)	A)	4)	2017 2018		4)	4)	2017 2018	**	1 +	4)	2017 2018	69%	51% 48%	40% 39%
2019 2020	(v	**	**	2019 2020	A)	**	**	2019 2020	A)	**	**	2019 2020	**	()	**	2019 2020	58% 54%	46% 45%	38% 37%
2021	* >	**	**	2021	A >	**	**	2021	A P	**	**	2021	(*	()	**	2021	50%	43%	36%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	()	()	**	2022 2023	48% 47%	42% 41%	35% 35%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	0	•	**	2024	46%	42%	35%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	46% 46%	42% 43%	34%
									Va	lue Area: T									
								Sub	5.71 Her C Abs Pla sidy at E0 per u Sustair 30%	wellings (150 Ho ctare site @(35 is foross profit: (20' torption: 70 unit anning gain at 10 mit (rent) & E0 p ability at £1800 ocial Rent to Int	DPH) dph. %) s p.a. 00% er unit (interm per unit pusing	nediate)							

Subsic	150 dwellin 71 Hectare : Gross Absorptio Plannir by at £0 per unit (Sustainabilit 30% Affo	e Area: Two ggs (150 Hou site @(35 Di profit: (20%) on: 50 units p.: ng gain at 50% (rent) & £0 per ur ty at £1800 per prodable Hou	ises) PH) dph. a. iit (intermediate runit ising	e) Subsid	dwellings .71 Hectare : Gross Absorptic Plannin dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. ait (intermediat unit sing	e) Subsid	dwelling .71 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 30% Affe	e Area: Two is (150 Hous site @(35 D s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u ity at £1800 per ordable Hou	es) PH) dph. a. init (intermediat r unit using	e) Subsi	dwelling .71 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 30% Affo	e Area: Two s (150 Houss site @(35 D) son: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou.	es) PH) dph. a. nit (intermediate r unit using	e) Subsid	dwelling 7.71 Hectare Gross Absorpti Plannii y at £0 per unit (Sustainabili 30% Affo	e Area: Two site @(35 Di profit: (20%) ion: 50 units p. ng gain at 50% rent) & £0 per ur y at £1800 per profable Hou Rent to Inter	es) PH) dph. a. iit (intermediate unit using
	SHEET 1	Rent to Inter	mediate)		0:30 (Social F 4 SHEET 1	tent to inter	mediate)		4 SHEET 1	Rent to Inte	illieulate)		4 SHEET 1	Rent to Inter	mediate)		4 SHEET 1	Rent to inter	mediate)
		GREENFIELD	r			INDUSTRIAL1	1			INDUSTRIAL2				PDL	ı			CTION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 56%	MIDDLE 43%	UP 37%
011	••	**	**	2011	A)	**	**	2011		**	**	2011	~ ~	0	()	2011	60%	45%	38%
012	**	* >	* >	2012	4.4	A P	*)	2012	**	A.)	A >	2012	**	**		2012	65%	47%	39%
013 014		4.7	A)	2013	**	A)	A)	2013		A)	A)	2013			1.4	2013	71%	50% 52%	41% 41%
015		A >	A >	2015		A):	.,	2015		A >	A)	2015				2015	73%	52%	41%
116	~ ~	* >	* >	2016	4 *	A P	* >	2016	~ ~	A.)	A >	2016	**	~ ~	A >	2016	68%	50%	40%
117 118			4.4	2017	4)	* *	.,	2017	(v	**		2017		(*	.,	2017	62% 57%	48%	38% 37%
19	A)	**	**	2019	4)	**	**	2019	A)	**		2019		0	**	2019	53%	46%	36%
120	A P	**	**	2020	* >		**	2020	* >	**	**	2020	(v	()	**	2020	50%	42%	35%
121 122	* *	**	**	2021	**	**	**	2021	**	**	**	2021	(v	4.5	**	2021	47% 46%	41%	35% 34%
122		**	**	2022			**	2022		**	**	2022	()	()	**	2022	45%	40%	34%
124	**	**	**	2024	**	**	**	2024	**	**		2024	()	0	**	2024	44%	41%	34%
25	**	**	**	2025	**	**	**	2025	**	**	**	2025	()	\leftrightarrow	**	2025	44%	41%	34%
126	**	**	**	2026	**	**	**	2026	V:	alue Area:	TWO	2026	•	0	**	2026	44%	42%	34%
	150 dwellin 71 Hectare : Gross Absorpti Plannin by at £0 per unit i	e Area: Two gs (150 Hou site @(35 Df) profit: (20%) on: 50 units p.: g gain at 200% (rent) & £0 per ur by at £1800 per	ises) PH) dph. a. bit (intermediate cunit		dwellings .71 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur v at £1800 per	es) PH) dph. a. hit (intermediat	5	Sustain 30% 70:30 (S Value dwelling .71 Hectare Gross Absorpt Plannir dy at £0 per unit	unit (rent) & E0 pnability at £1800 for Affordable He social Rent to Interest Two I	oper unit ousing termediate) es) PH) dph. a. 6 init (intermediat	5	dwelling .71 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	e Area: Two s (150 House site @(35 D s profit: (20%) lon: 50 units p. ig gain at 200% (rent) & £0 per u ty at £1800 per	es) PH) dph. a. 6 nit (intermediate r unit		dwelling 5.71 Hectare Gross Absorpti Plannir y at £0 per unit (Sustainabili	e Area: Two s (150 House site @(35 D profit: (20%) ion: 50 units p. g gain at 200% rent) & £0 per ur ty at £180 Dec	es) PH) dph. a. bit (intermediate
70	30% Affo	rdable Hou Rent to Inter	ısing	70	30% Affo 30 (Social F	rdable Hou	sing modiate)	70	30% Aff	Rent to Inte	using	70	30% Aff	Rent to Inter	ısing	70	30% Aff	Rent to Inter	ısing
EST !	SHEET 1	Rent to miter	mediate)		5 SHEET 1	tent to inter	mediate)	TEST	5 SHEET 1	Rent to mite	illeulate)	TEST	5 SHEET 1	Rent to mile	mediate)	TEST	5 SHEET 1	Rent to inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 65%	MIDDLE 47%	UP 40%
11	V V	* >	* >	2011	* *	* *	*)	2011	• •	* >	* >	2011	~ ~	V V		2011	70%	49%	41%
12 13		1.	A)	2012		4)	4)	2012		4)	4)	2012				2012	87%	52% 55%	42% 44%
14	**	4 *	* >	2014	**	A >	* >	2014	**	A P	A >	2014	~ ~	* *	4.4	2014	93%	58%	44%
15 16	**	1 *	A >	2015	**	A >	A)	2015		A)	A)	2015		**	1 *	2015	93% 83%	59% 56%	44% 43%
17		1+	* >	2017		A):	* >	2017		A >	A)	2017			A >	2017	74%	53%	41%
18 19	4+	A)	A P	2018	A)	A):	4)	2018 2019	(v	A)	4)	2018 2019	**	()	A)	2018 2019	66% 61%	50% 48%	40% 38%
20	- ;;	**		2020	A >			2020	A >			2020	~ ~	•		2020	56%	46%	37%
21	A P	**	**	2021	*)	**	* *	2021	* >	**	**	2021	**	0	**	2021	53%	45%	36%
22 23	*)	**	**	2022	A)	**	**	2022	A P	**		2022	(*	()	**	2022	50% 49%	44% 43%	36% 35%
24	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	(*	0	**	2024	49%	44%	35%
25 26	A)	**	**	2025	A)	**	**	2025	A)	**	**	2025	1 *	• • •	**	2025 2026	48% 48%	45% 46%	35% 35%
	Value	a Area: Two	,		Value	Area: Two		Sub	5.71 He Abs Pli sidy at E0 per u Sustai 30% 70:30 (S Value	dwellings (150 H sctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 2 unit (rent) & E0 nability at £1800 & Affordable H- social Rent to Inite Area: Two	DPH) dph. (%) (s p.a. (00%) (per unit (interr () per unit () per u	nediate)	Value	e Area: Two			Value	e Area: Two	
	71 Hectare : Gross Absorption Plannings 648500 per unit	gs (150 Hou site @(35 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	PH) dph. a. b. c.	5 (Subsidy	.71 Hectare :	(150 House site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	PH) dph.	5 te) Subsidy	.71 Hectare Gross Absorpt Plannir at £48500 per unit	IS (150 Hous site @(35 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £26000 ps ity at £1800 pe ordable Hou	PH) dpha. 6 r unit (intermedia	5 (to) Subsidy	.71 Hectare Gross Absorpt Plannir	s (150 House site @(35 Di profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	PH) dph. a. b. c. unit (intermediat	e) Subsidy	dwelling 5.71 Hectare Gross Absorpti Plannir at £48500 per unit Sustainabili	s (150 House site @(35 Di profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	es) PH) dph. a. unit (intermediate
	:30 (Social I	Rent to Inter	mediate)		0:30 (Social F	Rent to Inter	mediate)		:30 (Social	Rent to Inte	rmediate)		0:30 (Social	Rent to Inter	rmediate)		0:30 (Social	Rent to Inter	mediate)
ST	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDU	CTION TO AFFOR	DABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2040	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
10 11	(+	**	**	2010	A)	**	**	2010	A P	**	**	2010	**	\leftrightarrow	**	2010	37% 39%	31%	29% 30%
12 13	4+	**	**	2012	*	**	**	2012	**	**		2012	**	0	**	2012	43%	34%	31%
13 14	**	* *	**	2013	4)	**	**	2013	(*	A A	**	2013		() (v	**	2013	48% 51%	37% 38%	32% 33%
15	**			2015	.,	A >		2015	4.4			2015	**	(+		2015	52%	39%	33%
16 17	(+	**	4.4	2016 2017	A)	**		2016 2017	A P	**		2016	**	(+	* *	2016 2017	48% 45%	38% 37%	32% 31%
18	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	~ ~	\leftrightarrow	**	2018	42%	35%	31%
19 20	A)	**	**	2019	A)	**	**	2019	A }	**	**	2019	(*	**	**	2019 2020	40% 38%	34% 34%	30% 30%
21	**	**	**	2021	**	**	**	2021	**	**	**	2021	()		**	2021	36%	33%	29%
22 23	**	**		2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	36% 35%	33% 33%	29% 29%
124	**	**	**	2024	**	**	**	2024	**	**		2024	**	**	**	2024	35%	33%	29%
25 26	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	35% 35%	34% 34%	29% 29%
				and the same of th					150 d 5.71 He 5.71 He (Abs Plant E48500 per u Sustain	alue Area: I dwellings (150 H sctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £26 6 Affordable H 66	ouses) DPH) dph. (%) (s p.a. 00% 000 per unit (i					and the same of th	2070	2410	2770

Subsidy	150 dwellin .71 Hectare : Gross Absorptio Planning at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	Ses) PH) dph. a. unit (intermediat unit	e) Subsidy	dwellings .71 Hectare :	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. i. unit (intermedia unit sing	te) Subsidy	dwelling .71 Hectare Gros: Absorpt Plannir at £25000 per unit Sustainabil 30% Affi	e Area: Two s (150 Hous s (150 Hous s ite @(35 D s profit: (20%) lon: 50 units p ng gain at 1009 (rent) & £22000 p ty at £1800 pe prdable Hou Rent to Inte	es) PH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwelling .71 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 30% Affo	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	es) PH) dph. a. funit (intermedial runit unit	te) Subsidy	dwelling: i.71 Hectare Gross Absorpti Plannin rat £25000 per unit Sustainabill: 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	es) PH) dph. a. r unit (intermediate) r unit
	1: 30 (Social F 7 SHEET 1	rent to Inter	mediate)):30 (Social F 7 SHEET 1	rent to Inter	mediate)		7 SHEET 1	Rent to Inte	rmediate)	TEST	7 SHEET 1	Rent to Inter	rmediate)		0:30 (Social 7 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL				CTION TO AFFOR	RDABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 37%	UP 33%
2011		**	**	2011	*>	**	**	2011	A }	**	**	2011	~ ~	\leftrightarrow	**	2011	49%	38%	34%
2012 2013		.,	A >	2012	4 ¥	.,	**	2012	**	**	**	2012		() V V		2012	54% 60%	40%	35% 36%
2014		*>	* >	2014	4.4	A)	A >	2014	~ ~	A.)	*>	2014			*>	2014	63%	45%	37%
2015 2016	~ ~		* >	2015	4.4	A P	4)	2015	**	A }	4)	2015 2016	~ ~	••		2015	63% 58%	45% 44%	37% 36%
2016	(+	4.)	A }	2016	*)	A)	4)	2016	4+	A)	4)	2016		1.	4)	2016	58%	44%	35%
2018	4.4	**	**	2018	* >	**	**	2018	A >	**	**	2018	**	0	**	2018	49%	40%	34%
2019 2020	A)	**	**	2019	A)	**	**	2019	A >	**	**	2019		4.5	**	2019	46% 43%	39% 38%	33% 32%
2021	**	**	**	2021	**	**	**	2021	**	**		2021	()	**	**	2021	42%	37%	32%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	()	**	**	2022	40% 40%	36% 36%	31% 31%
2024			**	2024		**	**	2024		**	**	2024	0	()		2024	40%	37%	31%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	39% 39%	37% 38%	31% 31%
2026				2026				2020		alue Area:		2026	• • •	- ''		2026	3976	38%	31%
	150 dwellin .71 Hectare : Gross Absorptic Planning at £36000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per v at £1800 per	ses) PH) dph. a. unit (intermediate		dwellings .71 Hectare : Gross Absorption Planning at £36000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.	5	at £25000 per u Sustai 309 70:30 (5 Valu dwelling .71 Hectare Gross Absorpt Plannir	anning gain at 1 init (rent) & E22 nability at £1800 for Affordable Holocial Rent to Inite Area: Two S (150 Houss site @(35 D s profit: (20%) loin: 50 units p g gain at 1009 (rent) & E24000 ps ty at £1800 pe ty at £1800 pe	000 per unit (ir o per unit busing termediate) 0 es) PH) dph. .a. 6	5	Value dwelling .71 Hectare Gross Absorpt Plannir	profit: (20%) ion: 50 units p. ig gain at 100%	es) PH) dph. a. 6 r unit (intermedia)		dwelling: i.71 Hectare Gross Absorpti Plannin r at £36000 per unit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. b. r unit (intermediate)
	30% Affo	rdable Hou	sing		30% Affo	rdable Hou	unit sing		30% Aff	ordable Hou	using		30% Aff	ordable Hou	ısing		30% Affo	rdable Hou	ising
	:30 (Social F	Rent to Inter	mediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)		0:30 (Social	Rent to Inter	rmediate)		0:30 (Social	Rent to Inter	rmediate)
TEST 8	B SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDU	CTION TO AFFOR	RDABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011		**	**	2010 2011	*)	**		2010	4.7	**	**	2010		()	**	2010	42% 45%	34% 35%	31% 32%
2012	~ ~	**	**	2012	* >		**	2012	4 🕶	**		2012	~ ~	↔	**	2012	49%	37%	33%
2013 2014	**	4)	A }	2013	4)	A)	.,	2013	(*	A)	4)	2013 2014		(*	*)	2013	54% 58%	40% 42%	34% 35%
2015	~ ~	* >	* >	2015	A >	A P	. >	2015		A >	A >	2015	**	~ ~		2015	58%	42%	35%
2016 2017	••	4.4	4.5	2016	*)	*)	* *	2016	4.4	4.4		2016	••	4.4	*)	2016	54% 49%	41%	34% 33%
2017	A)		**	2017	*)			2017	A }	**	**	2017		()		2017	46%	39% 38%	32%
2019	A F	**	**	2019	* >	**	**	2019	* >	**	**	2019	4 🕶	0	**	2019	43%	37%	32%
2020	**	**	**	2020		**	**	2020	**	**	**	2020	()	**	**	2020 2021	41% 39%	36% 35%	31% 31%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	()	**	**	2022	38%	35%	30%
2023 2024	**	**	**	2023	**	**		2023	**	**	**	2023	<++	**	**	2023	38% 37%	35% 35%	30% 30%
2025	**	**	**	2025		**	**	2025	**	**	**	2025	<+>	()	**	2025	37%	36%	30%
026	**	**	**	2026	**			2026	A A	alue Area:	^ ^ [WO	2026	•	()	**	2026	37%	36%	30%
	0 dw 0 site Gro Abb Planni Su Susta 0% Affor	ue Area: 0 veillings (0) e @(0) dph. ss profit: 0 og gain at 0% bisldy at 0 inability at 0 rdable Hous 0	sing		dw O site Gro Ab: Planni Su Susta O% Affor	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisdly at 0 inability at 0 rdable Hous 0	iing		Ab Plat £36000 per u Sustai 309 70:30 (\$ Val dv O Siti Gr Al Plann S Sust	ctare site @(35 Sross profit: (20 sorption: 50 unil anning gain at 1 inning gain at 1 inning gain at 1 incent) & E24 nability at E1800 6 Affordable H iocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	%) is p.a. Is p.a. 00% 000 per unit (ir 0 per unit busing termediate)		Vali dv 0 sit Gn At Plann S Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0 should be deared ordable Hour 0	sing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1	CTION TO AFFOR	PDABLE
,	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1.	DOWN	MIDDLE	UP	١.	DOWN 0%	MIDDLE 0%	UP 0%
5		-		0			-	0			-	0				0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0				o				0				0	0%	0%	0%
)	-			0		-	-	0		-	-	0		-	-	0	0% 0%	0%	0% 0%
	-			0	-	-		0			-	0	-	-		0	0%	0%	0%
	-	-		0			-	0		-		0	-			0	0% 0%	0% 0%	0% 0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
,	-	-		0				0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
5				0			-	0			- :	o				0	0%	0%	0%
)				0	-		-	0		- Value Area:	-	0			-	0	0%	0%	0%
										O dwellings (p) O site @(0) dpl Gross profit: (Absorption: Planning gain at Subsidy at 0 Sustainability a:) h.) 0%								

TECT	O dv O site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 escrption: 0 ing gain at 0% ubsidy at 0 rdable Hous 0	sing	TECT	dwi O site Gro: Abs Plannir Su Susta	de Area: 0 dellings (0) @(0) dph. ss profit: 0 sorption: 0 sg gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing	TECT	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ribsidy at 0 sinability at 0 rdable Hous	sing	TEST	dw O site Gro Abs Plannir Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 song gain at 0% bisidy at 0 elnability at 0 rdable Hous	sing	TECT	dw O site Gro Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	ing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENPIELD MIDDLE	UP	000000000000000000000000000000000000000	DOWN	NDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0	n. D%	000000000000000000000000000000000000000	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		CHON TO AFFOR MIDDLE MIDDLE MIDDLE COMP. C	DALLE UP OT
Subsic	O site @(0) dph. Gross profit: 0 Absorption: 0 Blankspirity at 0 December 20 December 20																		
	Value Area: Two Value Area																		
2010 2011	150 dwellings (150 Houses 5,71 Hectare site @(35 DPH) dph. Gross profit: (20%) 5,71 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Subabily at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at 600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 TEST																		
2012 2013	**			2013	**			2013		A >		2013		**	1+	2013	67% 73%	51%	41%
2014 2015	**	(*			**		A)		* *	A }	A)		* *	**	4)		77% 76%	53% 53%	42% 42%
2016 2017	**	A)	A F	2016 2017	4.7	A)	4)	2016		A)	4)	2016 2017	~ ~	· ·	A)	2016 2017	70% 64%	51% 48%	40% 39%
2018 2019	1 7	**	**	2018 2019	A)	**	**	2018 2019	A >	**	**	2018 2019	* *	()	**	2018 2019	58% 54%	46% 45%	38% 36%
2020	A }	**	**	2020	* >	**	**	2020	A F	**	**	2020	• •	•	**	2020	51%	43%	35%
2021 2022	**	**	**	2021 2022	**	**	**	2021	* *	**	**	2021 2022	(v	()	**	2021 2022	48% 46%	42% 41%	35% 34%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	↔	()	**	2023 2024	46% 45%	41% 41%	34% 34%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**		2025 2026	() ()	0	**	2025 2026	45% 45%	42% 43%	34% 34%
Subsic	150 dwellin 71 Hectare Gross Absorpti Plannin by at £0 per unit Sustainab 30% Affo	e Area: Two gs (150 Hou site @(35 Df profit: (20%) on: 50 units p. g gain at 100% (rent) & E0 per u vility at £0 per u vility at £0 hou rent to Inter	ISES) PH) dph. a. bit (intermediate) unit using	Subsic	dwellings 71 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainabil	profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per ur lity at £0 per u rdable Hou	PH) dph. it (intermediate nit sing	5 Subsin	150 d 5.71 Hes sidy at £0 per u Sustai 30% 70:30 (S Value dwelling: .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	nability at £600 Affordable Hocicial Rent to Int De Area: Two Section (150 House Site @(35 D) profit: (20%) De 50 units p. grent) & £0 per u lility at £0 per u profable Hou	DUSES) DPH) dph. %) s p.a. 30% ser unit (interme per unit ususing ermediate) pes) PH) dph. a. b. init (intermediate) init init (intermediate) init using	Subsi	dwellings 5.71 Hectare :	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u erdable Hou	es) PH) dph. a. iii (intermediate init) Subsidy	dwellings .71 Hectare :	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	S) H) dph. i. it (intermediate) hit
	12 SHEET 1	GREENFIELD	•	TEST '	2 SHEET 1	INDUSTRIAL1			12 SHEET 1	INDUSTRIAL2	•	TEST	12 SHEET 1	PDL			12 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 57%	MIDDLE 43%	UP 38%
2011	**	**	**	2011	4 ¥	**	**	2011	(+	**	**	2011	**	0	+	2011	57% 61%	45%	38%
2012 2013	• •	A)	*)	2012 2013	(v	A)	4)	2012 2013		A)	A)	2012 2013	• •	• •	(+	2012 2013	66% 72%	47% 50%	40% 41%
2014 2015	**	4 =	A)	2014 2015	**	A)	A)	2014	**	A)	4)	2014 2015	••	**	(v	2014 2015	76% 75%	52% 52%	42% 41%
2016	~ ~	A >	A >	2016		A >		2016	• •	A >	* >	2016	**	**	* >	2016	69%	50%	40%
2017 2018	(*	* *	4.5	2017 2018	*)	**	* *	2017	4 +	**	* *	2017 2018	* *	(+	*)	2017 2018	63% 58%	48% 46%	39% 37%
2019	A P	**	**	2019	*>	**	**	2019	* >	**	**	2019	4.4	+	**	2019	54%	44%	36%
2020 2021	A h	**	**	2020 2021	**	**	**	2020 2021	* >	**	**	2020 2021	4 🕶	++	**	2020 2021	50% 48%	43% 42%	35% 35%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022 2023	0	()	**	2022	46% 45%	41% 41%	34% 34%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	()	÷	**	2024	45%	41%	34%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	++	0	**	2025 2026	45% 44%	42% 43%	34% 34%
									Va 150 d 5.71 Her C Abs Pis sidy at E0 per u Sustr 30%	wellings (150 Hz tare site @(35 tross profit: (20/ orption: 50 unit nning gain at 14 nit (rent) & £0 p tenability at £0 p Affordable Hz ocial Rent to Int	ouses) DPH) dph. %) s p.a. 100% per unit (intermeter unit ousing								

Subsid	150 dwellin 71 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabilit 30% Affo	gs (150 Housite @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	ses) PH) dph. a. iit (intermediate; unit sing) Subsic	dwellings 71 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) PH) dph. i. it (intermediate unit sing	e) Subsi	dwelling .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwelling: .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate aunit) Subsid	dwelling: .71 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili:	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate unit sing
TEST 1	3 SHEET 1				13 SHEET 1				13 SHEET 1			TEST	13 SHEET 1				13 SHEET 1		
1	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	-	REDU DOWN	MIDDLE	DABLE UP
010	DOWN	**	UF ▲ ▲	2010	A	* *	**	2010	. v	MIDDLE	**	2010	DOWN	\rightarrow	**	2010	51%	38%	32%
011	* *	**	**	2011	A)	**	**	2011	(*	**	**	2011	**	\leftrightarrow	**	2011	54% 59%	39% 41%	33% 34%
012		.,	* * *	2012	1 *	**	*)	2012		**	**	2012		**	*)	2012	64%	41%	35%
014	**	* >	* *	2014	* *	* >	A P	2014	~ ~	A >	* >	2014	~ ~		* >	2014	68%	45%	35%
015	**	* >	* >	2015	4 *	A Þ	* >	2015	**	A Þ	* >	2015	**	~~	* >	2015	67%	45%	35%
016	4.4	*)	* *	2016	A):	* *	* *	2016	A)	4.4		2016	**	()	4)	2016	61% 55%	43% 41%	34% 32%
018	(+		**	2018	. >	**	**	2018	A >	**	**	2018	~~	↔	**	2018	50%	39%	31%
019	* *	**	**	2019 2020	* >	**	**	2019	* *	**	**	2019		4.5	**	2019	46% 43%	38% 36%	30% 29%
020	**	**		2020	4.4	**	**	2020	**	**		2020	()		**	2020	43%	35%	29%
022	**	**	**	2022	**	* *	**	2022	**	**	**	2022	+ +	**	**	2022	40%	35%	29%
023	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023	()	()	**	2023 2024	39% 39%	35% 36%	29% 29%
025	**	**		2024	**	**	**	2024		**		2024	()		**	2024	39%	36%	29%
026	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	()	0	**	2026	38%	37%	29%
Subsid	150 dwellin 71 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabilit 30% Affo	p Area: Two gs (150 Hou siste @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	ses) PH) dph. a. iit (intermediate) unit sing) Subsid	dwellings 71 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 30% Affo	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) PH) dph. i. it (intermediate unit	e) Subsi	30% 50:50 (S Value dwelling .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affe	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	pusing termediate) es) PH) dph. a. 6 nit (intermediate r unit) Subsi	dwelling: .71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affo	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate runit) Subsid	dwelling: .71 Hectare Gross Absorpti Plannin at £0 per unit (Sustainabili: 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate unit sing
	100 (Social F	Rent to Inter	mediate)		100 (Social F	ent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)	0:	100 (Social I	Rent to Inter	mediate)		100 (Social	Rent to Inter	mediate)
ESI	14 SHEET 1	GREENFIELD		IESI	14 SHEET 1	INDUSTRIAL1		IESI	14 SHEET 1	INDUSTRIAL2		IESI	14 SHEET 1	PDL		IESI	14 SHEET 1 REDU	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
110 111	4.)	**	**	2010 2011	4)	**	**	2010	4)	**	**	2010	**	**	**	2010 2011	30% 32%	22% 22%	18% 18%
12		**	**	2012	* >	**	**	2012	A >	**	**	2012	* *	**	**	2012	33%	23%	17%
13	(+	**	**	2013 2014	* >	**	**	2013 2014	* >	**	**	2013 2014	**	O	**	2013 2014	36% 37%	24% 24%	18% 17%
15	- (-	**		2014	A)	**	**	2014	A)	**	**	2014		0	**	2014	35%	24%	17%
16	* >		**	2016	. >	**	**	2016	A >	**	**	2016	~~		**	2016	31%	22%	16%
117 118	4.5	**	**	2017 2018	A)	**	**	2017	A }	**	**	2017	(+	**	**	2017 2018	28% 25%	21% 19%	15% 14%
119	**	**	**	2019	4.4	**	**	2018		**	**	2018	**	**	**	2019	23%	18%	14%
120	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	* *	2020	21%	18%	13%
121 122	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	21% 20%	18% 18%	14% 14%
123	**	**	**	2023	**	**	**	2023		**	**	2023	**	**	**	2023	21%	19%	14%
24	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	21%	20%	15%
125 126	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	21% 21%	21% 21%	15% 15%
										alue Area: 1									
		ue Area: 0			Valu	e Area: 0		Sut	5.71 He (Abs Pla sidy at E0 per u Sustain 30% 0:100 (S Val	ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1	DPH) dph. (%) (s p.a. 00% per unit (interm per unit busing	ediate)		ue Area: 0 vellings (0)			Val i dw	ue Area: 0	
	0 site	e @(0) dph.				ellings (0) @(0) dph.			0 sit	e @(0) dph.			0 site	e @(0) dph.			0 sit	rellings (0) e @(0) dph.	
	Gro Ab:	ss profit: 0 sorption: 0			Gro: Abs	ss profit: 0 orption: 0			Gre Ab	oss profit: 0 osorption: 0			Gro Ab	oss profit: 0 osorption: 0				ss profit: 0 sorption: 0	
	Plannii	ng gain at 0%			Plannir	ng gain at 0%			Plann	ing gain at 0%			Planni	ing gain at 0% ubsidy at 0			Planni	ng gain at 0%	
	Susta	ibsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ainability at 0			Susta	ibsidy at 0 inability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affo	rdable Hous	ing
ST 1	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	4	REDU DOWN	MIDDLE	DABLE
	- DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	miDDLE	UP -	0	DOWN	miDDLE -	- -	0	0%	0%	0%
		-		0	-	-	-	0			-	0	-	-	-	0	0%	0%	0%
	-	-	-	0	-	-	-	0			-	0	-		-	0	0%	0%	0%
	-	-		0	_	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0		-	-	0		-	-	0	-	-	-	0	0%	0% 0%	0% 0%
				0				o				0				ō	0%	0%	0%
				0		-		0		-	-	0			-	0	0%	0% 0%	0% 0%
		-		o o			-	o				ō			-	o	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0		-	-	0			-	0	-		-	0	0%	0%	0%
				0				0				0				0	0%	0%	0%
				0		-		0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
		-	-	<u> ~ </u>	-	-	-	×	F	O dwellings (0) O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n.) 0%	<u>"</u>	-	-	-	ı.	- J.A.		<i>31</i> 0

Subsi	150 dwellin 5.71 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u by at £1800 per prdable Hou	uses) PH) dph. a. bit (intermediate or unit unit unit unit unit unit unit unit	e) Subsi	dwellings .71 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate unit sing	e) Subsi	dwelling i.71 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using) Subsi	dwellings .71 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	PH) dph. a. it (intermediate unit	e) Subsid	dwelling: i.71 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ut ty at £1800 per prodable Hou	es) PH) dph. a. bit (intermediate) r unit using
	16 SHEET 1	GREENFIELD			16 SHEET 1	INDUSTRIAL1			16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 39%
2011	**	4 Y	A P	2011	**	A)	4)	2011		A)	A)	2011	**		4 ¥	2011	71%	46% 48%	40%
2012 2013	**	1 *	A P	2012	**	A)	A)	2012	**	A)	A >	2012	* *	**	1 *	2012	79% 90%	51% 55%	42% 43%
2014 2015	**		A)	2014	**	A)	A)	2014	~ ~	(*	4)	2014	**	**	1 +	2014	97% 95%	58% 58%	44% 44%
2016	**	4.*	A F	2016	V V	A >	A)	2016	* * * * * * * * * * * * * * * * * * *	* >		2016	* *	* *	4.4	2016	84% 74%	56%	42%
2017 2018	• •	(v	A >	2017 2018	(*	A)	A >	2017 2018	**	A)	* >	2017 2018	**	**	A)	2017 2018	74% 66%	53% 50%	40% 39%
2019 2020	* *	A)	4)	2019	<u> </u>	4)	A }	2019 2020	(v	A P	A)	2019	**	* * (*	A)	2019	60% 55%	47% 45%	38% 36%
2021		**	**	2021	4)	**	**	2021	* >	**	**	2021	**	•	**	2021	52% 50%	44%	36%
2022 2023	A >	**	**	2022	*>	**	**	2022	A >	**	**	2022	**	()	**	2022	49%	43% 43%	35% 35%
2024 2025	A)	**	**	2024	4)	**	**	2024	A }	**	**	2024	* *	()	**	2024	48% 48%	43% 44%	35% 35%
2026	->	**	**	2026	4.)	**	**	2026	* >	alue Area: 1	**	2026	**	* *	**	2026	48%	45%	35%
	150 dwellin	Area: Two	uses)		dwellings	Area: Two	s)		Abs Plantsidy at E0 per u Sustain 30% 70:30 (S Value dwelling	Affordable Ho ocial Rent to Intelle Area: Two s (150 Hous	%) Is p.a. 00% per unit (interm 0 per unit bousing termediate) 0 08\$		dwellings	Area: Two	es)		dwellings	Area: Two	es)
Subsi	Absorption Planning at £0 per unit in Sustainabilit 30% Afford	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	a. 6 nit (intermediat r unit ising	e) Subsi	Absorption Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	it (intermediate unit s ing	e) Subsi	Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	profit: (17%) lon: 50 units p. lg gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	.a. 6 nit (intermediate r unit using) Subsi	Absorption Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	a. hit (intermediate unit using	e) Subsid	Absorpti Plannin y at £0 per unit (Sustainabili 30% Affo	profit: (17%) on: 50 units p. g gain at 1009 rent) & £0 per ut by at £1800 per prodable Hou	a. hit (intermediate) runit using
TEST	0:30 (Social I 17 SHEET 1		rmediate)	TEST):30 (Social F 17 SHEET 1		mediate)	TEST	17 SHEET 1		rmediate)	TEST	0:30 (Social I 17 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		REDU DOWN	MIDDLE	RDABLE UP
2010 2011	* *	**	**	2010	*)	**	**	2010	1 *	**	**	2010 2011	* *	()	**	2010	56% 59%	43%	38%
2012	**	**	**	2012	4.4	**	**	2012	4.*	**	**	2012	**	+	**	2012	64%	47%	40%
2013 2014	**	A)	A P	2013	4.4	A)	4)	2013	••	A)	A)	2013 2014	**	**	A)	2013	70% 74%	50% 52%	41% 41%
2015 2016	••	A)	A)	2015 2016	4.5	A)	A)	2015 2016	* * *	A)	A)	2015 2016	• •		*>	2015 2016	73%	52% 50%	41% 40%
2017	(*	**	**	2017	A)	**	**	2017	4.*	**	**	2017	* *	0	**	2017	62%	48%	39%
2018 2019	4 ¥	**	**	2018	* >	**	**	2018	A >	**	**	2018 2019	**	↔	**	2018	57% 53%	46% 44%	37% 36%
2020 2021	4.4	**	**	2020 2021	*)	**	**	2020 2021	4.5	**	**	2020 2021	(v	**	**	2020 2021	50% 47%	42% 41%	35% 35%
2022	**	**	**	2022		**	**	2022	**	**	**	2022	()	**	**	2022	46%	41%	34%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	()		**	2023 2024	45% 45%	41% 41%	34% 34%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	44% 44%	42% 42%	34% 34%
	0 dv 0 site Gro	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0			dw 0 site Gro	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 sorption: 0		Sut	150 d 5.71 He C Abs Pli Disidy at E0 per u 30% 70:30 (S Vali dw 0 sit	alue Area: 1 wellings (150 H ctare site @(35 siross profit: (17 orption: 50 unil anning gain at 1 init (rent) & E0 nability at £1800 6 Affordable H ocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0	ouses) DPH) dph. %) is p.a. 00% per unit (interm per unit	ediate)	dw 0 site Gro	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0			dw 0 site Gro	ue Area: 0 pellings (0) pe @(0) dph. pss profit: 0 psorption: 0	
	Planni	ng gain at 0%			Plannii	ng gain at 0%			Plann	ing gain at 0%			Planni	ng gain at 0%			Planni	ng gain at 0%	
	Susta	ibsidy at 0 ilnability at 0 rdable Hou:			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0	-1		Susta	ibsidy at 0 ilnability at 0 rdable Hous			Susta	ibsidy at 0 inability at 0	-1
		0	sing			dable Hous	ing			rdable Hou 0	sing			0	sing			rdable Hou 0	sing
TEST	18 SHEET 1	GREENFIELD		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1 REDU	CTION TO AFFOI	RDABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	-		-	0			-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0% 0%	0% 0%	0%
o	-		-	0				0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0		-		0				0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0			-	0	-	-		0	0%	0% 0%	0%
0	-	-	_	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
									F	O dwellings (0) dpl O site @(0) dpl Gross profit: (Absorption: () Illanning gain at Subsidy at 0 Sustainability a' Affordable Ho) h.) 0%								

MODIA UP MOD	Value Area: 0				
Outse (6(0) depth. Absorption 0 Planning gain at (0) Planning gain at (0					
Color profit D	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption O Pullman gain and Ch. Pullm	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Planning gain at 10% (Maching and 10% (M				Gross profit: 0	
Subsidity at C 00% Affordable Housing 0% Affordabl					
Sustameletity at 0 One. Affordable Housing One. Afford	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
0% Affordable Housing 0% Affordable Housing 17 to SHEFT 1 SHEF					
TEST 19 SHEET O	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
Test 19 Select 1					
DONN MEGNET UP DONN	ST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
- - - - - -					
Value Area: 0 Value Area:	DOWN MIDDLE OF	0 BOWN MIDDLE OF	0 BOWN MIDDLE OF	0 DOWN MIDDLE OF	0 0% 0% 0%
Table Tabl		0	0	0	0 0% 0% 0%
Value Area: 0 Value Area: 0 Oxfordable Housing Oxfordable Housin		0	0	0	0 0% 0% 0%
Value Area: 0 Value Area: 0 O O O O O O O O O		0			0 0% 0% 0%
		0	0	0	
Value Aros: 0 O O O O O O O O O		0	0	0	0 0% 0% 0%
Value Area: 0 O O O O O O O O O		0		0	
Value Area: 0 0 0 0 0 0 0 0 0 0		0	·	0	0 0% 0% 0%
Value Area: 0 Value Area:		0	0		
Value Area: 0 O O O O O O O O O					
Value Area: 0 Owner Owne					
Value Area: 0 Value Area:					
Value Area: 0 O O O O O O O O O					
Value Area: 0 O devellings (0) O site (0) of ph. O site (0					
Value Area: 0 O devellings (0) O site @(0) aph.				0	
O state (0) dph. Cross profit: 0 O state (0) dph. O state (0)					
Value Area: 0 Value Area:			0 dwellings (0)		
Planning gain at 0% Subsidiary 41 0 O% Affordable Housing					
Painning gain at 0% Painning gain at 0% Painning gain at 0% Subsidity at 0 O O O O O O O O O					
Value Area: 0					
Value Area: 0 O'x Affordable Housing O'x					
Value Area: 0 Value Area:					
Value Area: 0 O dwellings (0) O dwellings (0) O site @(0) dph.					
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0) dph					
O site @(0) dph. Gross profit: 0 Absorption:	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
Gross profit: 0 Absorption: 0 Absorption	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption: 0 Planning gain at 10% Subsidy at 0 Subsidy a	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Planning gain at 0% Subsidy at 0 O% Affordable Housing					
Subsidy at 0 Subsidicity at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidicity at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidicity at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidi					
Sustainability at 0 O% Affordable Housing O% Aff		Planning gain at 0%	Planning gain at 0%		
0% Affordable Housing 0 % Affordable Housing 10 % Affordable Hou					
O	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
OVERLIED	0	0	0	0	0
DOWN MIDUE UP					
0 0 0 0 0 0 0 0 0 0 0 0 0 0					
0		0	0	0	0 0% 0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					
0 0		0			
0 0 0 0 0 0 0 0 0 0 0		0		0	
0 0 0 0 0 0 0 0 0 0					
0 0 0 0 0 0 0 0 0 0 0		0		0	
		0			
0 0 0 0 0 0 0 0 0 0 0				0	
0 0 0 0 0 0 0 0 0 0 0				0	
0 0 0 0 0 0 0 0 0 0 0		10			
0 0 0 0 - 0 - 0 - 0 -					
Value Area: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0			
0 0 0 0 0 - 0 0 0 0 - 0		0			
Value Area: 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0			
0 Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0			0	0	
Value Area: 0 0 dewlings (0) 0 size (0) (0) 0 sizes profit: 0				0	0 0% 0% 0%
0 dwellings (0) 0 site @(0) dph. Gross profft: 0				0	0 0% 0% 0% 0 0% 0% 0%
0 site #(0) dph. Gross print: 0				0	0 0% 0% 0% 0 0% 0% 0%
Gross profit: 0				0	0 0% 0% 0% 0 0% 0% 0%
			O	0	0 0% 0% 0% 0 0% 0% 0%
			0	0	0 0% 0% 0% 0 0% 0% 0%
			Value Area: 0 0 deteilings (0) 0 site (0) dph Gross profit: 0 Absorption: 0	0	0 0% 0% 0% 0 0% 0% 0%
			0	0	0 0% 0% 0% 0 0% 0% 0%
Sustainability at U 0.94 Affordable Musicine			Value Area: 0 0 develings (0) 0 size (0) 0 size (0) 0 Absorption 0 Absorption 0 Planning gain at 0% Subsidy at 0	0	0 0% 0% 0% 0 0% 0% 0%
U% Affordable Housing			0	0	0 0% 0% 0% 0 0% 0% 0%

Figure 16 - Sensitivity Testing

Subsid	Value 15 dwellin .48 Hectare Gross Absorptic Plannin dy at £0 per unit (Sustainabilit	gs (15 House site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un ry at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate) cupit	O. Subsic	15 dwelling 48 Hectare s Gross Absorptio Planning by at £0 per unit (i Sustainability	Area: Two gs (15 House site @(35 DF profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per rent) & £0 per redable Hou	es) PH) dph. it (intermediate) unit sing) Subsit	15 dwellir .48 Hectare Grosso Grosso Sustainabil ya st 0 per unit Sustainabil 30% Affr - 30 (Social 1 SHEET 1 DOWN	wellings (15 Hou	es) PH) dph. a. b. c.	s) Subs	15 dwellin 0.48 Hectare : Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ui y at £1800 per prdable Hou	ses) PH) dph. a. bit (intermediate) r unit	Subsidy	15 dwellin 2.48 Hectare: Gross Absorptic Planning y at E0 per unit (r Sustainabilit 30% Affo 0:30 (Social F 1 SHEET 1	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per	t (intermediate) unit sing mediate)
Subsit	Sustainability at E1800 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) 30% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to																		
TEST :	Planning gain at 100% Plan																		
2010	Absorption: 30 units p.a. Absorption: 30 units p.a. Planning gain at 100% Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 per unit (intermediate) Subskip at 10 per unit (rem) 4.0 p																		
2011	Planning gain at 100% Suboisy at 60 per unit (refin & 60 per unit (refin) & 60 per unit (refin) & 60 per unit (rememblate) Subsidy at 60 per unit (rem) & 60 per unit (rememblate) Subsidipatibility at £1800 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (S																		
2012	1.												~ ~						
2014	1.		**	2014		**	**	2014	A)		**	2014	~~	**	**	2014	58%	41%	34%
2015 2016	•••	4)	4.)	2015 2016	••		*)	2015 2016		4)		2015 2016		1.	.)	2015 2016	80%	49% 49%	38% 37%
2016		4)	4)	2016	A)	A)	4)	2016		4)	4)	2016	**	1+	4)	2016	67%	49% 46%	37% 36%
2018	(*	**	**	2018	4)	**	**	2018	*)	**	**	2018		0	**	2018	61%	44%	35%
2019	4 🕶	**	**	2019	*	**	**	2019	A P	**	**	2019		**	**	2019	55%	42%	34%
2020	A }	**	**	2020	* >	**	**	2020	* >	**	**	2020	4	**	**	2020	51% 47%	40% 38%	32% 31%
2022	**	**	**	2022	**	**	**	2021		**	**	2021	**	**	**	2022	47%	38%	30%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	41%	36%	30%
2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	40% 39%	35% 35%	29%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	39% 39%	35% 35%	29% 29%
	Value	Area: Two			Value	Area: Two		Sub	15 d 0.48 He 0.48 He 0.4 Abs Plusidy at E0 per u Sustain 30% 70:30 (S	wellings (15 Hoc ctare site @(35) Gross profit: (20' corption: 30 unit anning gain at 16 init (rent) & E0 p nability at £1800 & Affordable Ho cocial Rent to Int	uses) DPH) dph. %) s p.a. 20% eer unit (interm l per unit busing eermediate)	ediate)	Value	Area: Two			Value	Area: Two	
Subsid	.48 Hectare : Gross Absorption Planning at £0 per unit if Sustainabilit 30% Affo	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un by at £1800 per prdable Hou	PH) dph. a. bit (intermediate) unit using		.48 Hectare s Gross Absorptio Planning by at £0 per unit (in Sustainability	profit: (20%) n: 70 units p.a gain at 100%	PH) dph. i. it (intermediate) unit) Subsi	.48 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	ngs (15 Hous site @(35 Di profit: (20%) lon: 70 units p. g gain at 100% (rent) & £0 per un ty at £1800 per prdable Hou	PH) dph. a. bit (intermediate unit	e) Subs	0.48 Hectare : Gross Absorptic Planning idy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	PH) dph. a. bi init (intermediate) r unit using		Gross Absorption Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100%	t (intermediate)
	3 SHEET 1	Rent to Inter	mediate)	TEST	:30 (Social F	ent to Inter	mediate)	TEST	: 30 (Social	Rent to Inter	mediate)	TEST	0:30 (Social I 3 SHEET 1	Rent to Inter	rmediate)	TEST	0:30 (Social F 3 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		.231		PDL		1.231	REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 45%	MIDDLE 35%	UP 31%
2011 2012	4)	**	**	2011 2012	4)	**	**	2011 2012	A)	**	**	2011 2012	**	**	**	2011 2012	46% 55%	35% 39%	31% 34%
2013	1+	**	**	2013	*)	**	**	2013	4.)	**	**	2013	~ ~	**	**	2013	55%	40%	34%
2014 2015	**	* *	**	2014 2015	**	A P	* *	2014 2015	* *	**	* *	2014			* *	2014 2015	56% 81%	40% 50%	34% 38%
2016	**	A)	A >	2016 2017				2016 2017	• •	A)		2016	**	1.	A)	2016 2017	76%	49% 47%	38%
2018	1.	* *	**	2018	**	**	**	2018	4.)		* *	2018		•		2018	68%	44%	35%
2019 2020	4.7	**	**	2019 2020	A)	**	**	2019 2020	A P	**	**	2019 2020	**	**	**	2019 2020	56% 51%	42% 40%	34% 33%
2021	*)	**	**	2021	*)	**	**	2021	A >	**	**	2021	(-	**	**	2021	47%	39%	32%
2022	**	**	**	2022	**	**	**	2022	**			2022	* *	**	**	2022	44%	37%	31%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	41% 40%	36% 35%	30%
2025	**	**	**	2025	**	**	**	2025	**		**	2025		**	**	2025	39%	35%	29%
2026	**		**	2026	**	**		2026		alue Area: T	wo	2026	**	**		2026	39%	35%	29%
								Sub	15 d 0.48 He (Abs Pla sidy at E0 per u Sustain 30%	wellings (15 Hou ctare site @(35 Gross profit: (20' corption: 70 unit unit (rent) & E0 p hability at £1800 b Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. DO% ser unit (interm per unit	ediate)							

Subsic	15 dwellin 48 Hectare : Gross Absorpti Plannit by at £0 per unit (Sustainabilit 30% Affo : 30 (Social I	e Area: Two Igs (15 House Igs (15 House Igs (20%) Igs (20%) I	ses) PH) dph. a. nit (intermediate r unit using	e) Subsi	dwelling .48 Hectare : Gross Absorptic Plannidy at £0 per unit (Sustainabilit 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 50% (rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediate unit sing	e) Subsi	dwelling 48 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 30% Affe 0:30 (Social	e Area: Two gs (15 House site @(35 D s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ity at £1800 pe bordable Hou Rent to Inter	es) PH) dph. a. nit (intermediate r unit using	e) Subs	dwelling 0.48 Hectare Gross Absorpti Planni idy at £0 per unit Sustainabili 30% Affo 0:30 (Social	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. nit (intermediate) r unit using) Subsid	dwelling 0.48 Hectare Gross Absorpti Plannit y at £0 per unit (i Sustainabilli 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per un by at £1800 per ordable Hou	S) PH) dph. a. it (intermediate) unit sing
EST 4	SHEET 1			TEST	4 SHEET 1			TEST	4 SHEET 1			TEST	4 SHEET 1			TEST	4 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
010	**	**	**	2010	**	**	**	2010	**	**	**	2010	~ ~	**	**	2010	43%	34%	31%
011	**	**	**	2011	**	**	**	2011	**	**	**	2011	()	**	**	2011	44%	35%	31%
012 013	* >	**	**	2012 2013	A)	**		2012	A P	**	**	2012 2013	**	**		2012 2013	51% 52%	38% 39%	33% 33%
014	* >	**	**	2014	* >		**	2014	A >	**	**	2014		**	**	2014	53%	39%	33%
015	**	A)	* >	2015	4.4	A P	A }	2015	• •	* >	* >	2015	• •		* >	2015	73%	47%	37%
016		A >	* >	2016	4.4	A P	A >	2016		A >	. >	2016	~ ~	€.	* >	2016	68%	46%	36%
017 018	(+	**	**	2017	4)	**	**	2017	4 *	**	**	2017		()	**	2017 2018	63% 57%	45% 42%	35% 34%
019	A):	**	**	2019	A >	**	**	2019	A >	**	**	2019		**	**	2019	52%	40%	33%
120	* >	**	**	2020	*>	**	**	2020	* >	**	**	2020		**	**	2020	48%	39%	32%
121 122	**	**	**	2021	**	**	**	2021	**	**	**	2021	()	**	**	2021 2022	45% 42%	37% 36%	31% 30%
123		**	**	2022	**		**	2022		**	**	2022		**		2022	42%	35%	29%
024	**	**	**	2024			**	2024	**		**	2024		**	**	2024	39%	34%	29%
125	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	38%	34%	29%
126	**	**	**	2026	**	**	**	2026	V	alue Area: 1	**	2026	**	**	**	2026	38%	34%	29%
	Sustainability at £1800 per unit 30% Affordable Housing 30% Affordab																		
	Value Area: Two 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 200% Substainability at 11800 per unit 30% Affordable Housing 30% Affordable Housing 30% Affordable Housing 30% Affordable Housing																		
70	:30 (Social I	Rent to Inter	rmediate)	70):30 (Social F	Rent to Inter	mediate)	70	:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social	Rent to Inter	mediate)	70	0:30 (Social I	Rent to Inter	mediate)
ESI	SHEELI	GREENFIELD		IESI	S SHEET I	INDUSTRIAL1		IESI	5 SHEET I	INDUSTRIAL2		IESI	D SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 51%	MIDDLE 38%	UP 32%
111	<u> </u>	**	**	2011	4)			2011	<u> </u>	**		2011		**	**	2011	51%	38%	33%
12	**	**	**	2012 2013	*)	**	**	2012 2013		**	**	2012 2013	**	0	**	2012 2013	62%	42% 43%	35% 36%
14	;_	**	**	2013	A)	**	**	2013	1.	**	**	2013		() ()	**	2013	64% 64%	43%	36%
15	~ ~	4.4	* >	2015	**	A >	A >	2015	• •	* >	* >	2015	**	• •	* >	2015	104%	55%	41%
16 17	**	A)	A)	2016	**	A)	A)	2016	• • •	A }	A)	2016		**	4)	2016 2017	94%	54% 51%	40% 38%
18	**	* >	A >	2018	(♥	A >	A >	2018	• •	* >	* >	2018		(v	. >	2018	71%	48%	37%
19 20	7.7	**	**	2019 2020	* >	**	**	2019 2020	4.4	**	**	2019 2020	~ ~	()	**	2019 2020	63%	46% 43%	35%
21	<u> </u>	**		2021	4)	**	**	2021	A P	**	**	2021	1.4	4.4	**	2021	57% 52%	41%	34% 33%
22	A P	**	**	2022	*)	**	**	2022	* >	**	**	2022	4.*	**	**	2022	48%	39% 38%	32% 31%
23 24	**	**	**	2023	**	**		2023	**	**	**	2023	4.4	**	**	2023 2024	45% 43%	38%	31%
25	**	**	**	2025	**	* *	**	2025	**	**	**	2025	**	**	**	2025	42%	37%	30%
26	**	**	**	2026	**	**	**	2026	- A A	alue Area: 1	**	2026	**	**	**	2026	41%	37%	30%
	Value	e Area: Two			Value	Area: Two		Sub	0.48 He (Abs Pl. sidy at E0 per u Sustai 30% 70:30 (S	dwellings (15 Horictare site @(35 Gross profit: (20 Sorption: 50 unit anning gain at 2 unit (rent) & E0 pnability at £1800 & Affordable Hocial Rent to Intel Area: Two	DPH) dph. %) s p.a. 00% per unit (interm per unit busing permediate)	nediate)	Value	a Area: Two			Value	a Area: Two	
ubsidy	15 dwellin 48 Hectare: Gross Absorpti Plannin at £48500 per unit Sustainabilit 30% Affo	gs (15 Hous site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ordable Hou Rent to Inter	ses) PH) dph. a. be runit (intermediate runit unit unit unit unit unit unit unit	e) Subsidy	dwelling .48 Hectare: Gross Absorptio Planning at £48500 per unit i	s (15 House: site @(35 DF profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwelling .48 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabili 30% Affe	gs (15 House site @(35 D s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £26000 pe try at £1800 pe ordable Hou Rent to Inter	es) PH) dph. a. 6 r unit (intermediat r unit	oe) Subsid	dwelling 0.48 Hectare Gross Absorpti Plannin y at £48500 per unit Sustainabili 30% Affo D: 30 (Social	gs (15 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	S) PH) dph. a. crunit (intermediate runit) Subsidy	dwelling 0.48 Hectare Gross Absorpti Plannin r at £48500 per unit Sustainabilit	s (15 House: site @(35 Df profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	S) PH) dph. a. unit (intermediate) unit sing
EST (SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	Ⅎ	DOWN	MIDDLE	UP	Ⅎ	DOWN	MIDDLE	UP	₫	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
110 111	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010	4)	**	**	2010 2011	28% 27%	25% 24%	23%
12	*)	**	**	2012	4.1	**	**	2012	* >	**	**	2012	1+	**	**	2012	32%	27%	25%
113 114	4)	**	**	2013	4)	**	**	2013	A P	**	**	2013 2014	(*	**	**	2013 2014	32% 33%	27% 27%	25% 25%
15	4.4	**	**	2015	* >		* *	2015	4.4	**	**	2015		()	**	2015	49%	34%	29%
16 17	4+	**	**	2016 2017	<u> </u>	**	**	2016 2017	A }	**	**	2016 2017	**	**	**	2016 2017	46% 43%	34% 33%	28% 28%
18	4)	**		2018	4)			2017	A P	**		2017	1.	**	**	2017	39%	32%	28%
19 20	* *	**	**	2019	* *	**	**	2019	* *	**	**	2019	()	**	**	2019 2020	37% 35%	30% 30%	26% 26%
21	**	**		2020			**	2020		**		2020	**	**	**	2020	35%	29%	25%
22	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	31%	28%	25%
23 24	**	**	**	2023 2024	**	**		2023 2024	**	**	**	2023	**	**	**	2023 2024	30% 30%	27% 27%	25% 24%
25 26	**	**	**	2025 2026	**	**		2025 2026	**	**	**	2025	**	**	**	2025 2026	29% 29%	27% 27%	24% 24%
									Va 15 c 0.48 He 0.4b Abs Plat E48500 per u Sustain 30%	alue Area: 1 dwellings (15 Hore stare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £26 6 Affordable He social Rent to Int	uses) DPH) dph. %) s p.a. 00% 000 per unit (ir busing								

Subsidy	15 dwellin 48 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 30% Affo	e Area: Two gs (15 House site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & E22000 per ordable Hou Rent to Inter	es) PH) dph. a. unit (intermediate and its string)	e) Subsidy	dwelling .48 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. i. unit (intermedia unit sing	te) Subsidy	dwelling .48 Hectare Gross Absorpt Plannin at £25000 per unit Sustainabil 30% Affe	e Area: Two gs (15 House site @(35 D s profit: (20%) lon: 50 units p. g gain at 1009 (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. funit (intermediator unit unit unit unit unit unit unit unit	a) Subsidy	dwelling 0.48 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	es) PH) dph. a. b r unit (intermediate r unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.48 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	S) PH) dph. a. b. c unit (intermediate) c unit
	SHEET 1	ent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)		7 SHEET 1	Rent to Inte	rmediate)		7 SHEET 1	Rent to Inter	rmediate)		0:30 (Social I 7 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2	1			PDL	ı			CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 35%	MIDDLE 29%	UP 27%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	()	**	**	2011	35%	29%	27%
2012 2013	* >	**	**	2012	* >		**	2012	A P	**	**	2012		**	**	2012	41% 42%	32% 32%	29%
2013	4 >	**	**	2013	*)	**	**	2013	A P	**	**	2013		**	**	2013	42%	32%	29% 29%
2015	**	* >	* >	2015	4.4	4.1		2015	4.*			2015	~ ~			2015	62%	41%	33%
2016	* *	**	**	2016	* >		**	2016	(+	**	**	2016	• •	0	**	2016	58%	40%	32%
2017 2018	4)	**	**	2017	* >	**	**	2017	A >	**	**	2017		()	**	2017	53% 49%	39% 37%	31% 30%
2019	A >	**	**	2019	A >		**	2019	A >		**	2019	4.4	**	**	2019	45%	35%	30%
2020 2021	**	**	**	2020	**	**	**	2020	4.4	**	**	2020	4.4	**	**	2020	42% 39%	34% 33%	29% 28%
2022	**		**	2021	**		**	2021		**		2021		**		2021	37%	32%	27%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	35%	31%	27%
2024 2025	**	**	**	2024	**	**		2024 2025	**	**	**	2024	**	**	**	2024	34% 33%	31% 30%	27% 26%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	33%	31%	26%
0	15 dwellin	gs (15 House	es)	0	dwelling	s (15 Houses	s)		Ab: Pi at £25000 per u Sustai 309 70:30 (5 Valu dwelline	hability at £1800 6 Affordable Ho locial Rent to Int e Area: Two gs (15 House	%) s p.a. 00% 000 per unit (in per unit busing ermediate)		Value dwelling	s (15 House	s)		dwelling	s (15 House	s)
	Subsidy at £25000 per unit (rent) & £22000 per																		
	:30 (Social F	Rent to Inter	mediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70	0:30 (Social I	Rent to Inter	rmediate)		0:30 (Social I	Rent to Inter	mediate)
TEST 8	SHEET 1	ODEENEIELD		TEST	B SHEET 1	INDUCTOR		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST		CTION TO AFFOR	DADI E
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	**	**	**	2010	**	**	**	2010	**	**	**	2010	<+>	**	**	2010	32%	27%	25%
2011 2012	4.1	**	**	2011	**	**	**	2011	A >	**	**	2011	() (v	**	**	2011	32% 37%	27% 29%	25% 27%
2013	* >	**	**	2013		**	**	2013	* >	**	**	2013	•	**	**	2013	38%	30%	27%
2014	* >	**	**	2014	*)	**	**	2014	4.5	**	**	2014	(+	()	**	2014	38% 55%	30%	27% 31%
2016	(+	**	**	2016	*)	**	**	2016	1.	**	**	2016		0		2016	53%	37%	30%
2017	(+	**	**	2017	* >	**	**	2017	A P	**	**	2017	~ ~	**	**	2017	48%	36%	30%
2018 2019	A }	**	**	2018	A)	**		2018	A >	**	**	2018	••	**	**	2018 2019	44% 41%	34% 33%	29% 28%
2020	A >		**	2020	A >		**	2020	A F		**	2020	4 🕶	**	**	2020	38%	32%	27%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	36% 34%	31% 30%	27% 26%
2022	**		**	2022	**			2022		**	**	2022		**	**	2022	34%	29%	26%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	32%	29%	26%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	31% 31%	29% 29%	25% 25%
	Valu	ue Area: 0			Valu	ue Area: 0		Subsidy	15 c 0.48 He 0.48 He Ab: Pl at £36000 per u Sustai 309 70:30 (S	alue Area: T wellings (15 Ho ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £24 haability at £1800 & Affordable Ho social Rent to Int ue Area: 0	uses) DPH) dph. %) s p.a. 00% 000 per unit (in busing	itermedia	Valu	ue Area: O			Valu	ue Area: 0	
TEST 9	O site Gro Ab: Plannii Su Susta	vellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous 0	sing	TEST	Gro Ab: Plannii Su Susta	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0	iing	TEST	O sit Gr Al Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing	TEST	O site Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hou 0	sing	TEST	Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hour	sing
1	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE UP
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
)				0				0				0	-	-		0	0%	0%	0% 0%
	-	-		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0			-	0			-	0	-	-	-	0	0%	0%	0% 0%
)	-	-	-	0				0		-		0		-	-	0	0%	0%	0% 0%
			-	0	_ =	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
				0				0				0				0	0%	0%	0%
			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
				0				ō				0				ō	0%	0%	0%
)				0			-	0		-	-	0		-		0	0%	0%	0%
				0				0				0				0	0%	0%	0%
)	-		-	0	-		-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
										O dwellings (0) O site @(0) dpl Gross profit: C Absorption: O Planning gain at Subsidy at 0 Sustainability at) n.) 0%								

TEST '	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sinability at 0 rdable Hous 0 GREENFIELD	sing	TEST 1	dwi O site Gro: Abs Plannir Su Susta	le Area: 0 ellings (0) ellings	ing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0	sing	TEST	dw O site Gro Abs Plannii Su Susta	ue Area: 0 ellings (0) ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sinability at 0 rdable Hou 0 PDL	sing	TEST	dw O site Gro Ab: Planni Susta O% Affor	le Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	
000000000000000000000000000000000000000	DOWN	MIDDLE	UP	000000000000000000000000000000000000000	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Р	MIDDLE	ı. 0%		DOWN	MIDDLE	UP	000000000000000000000000000000000000000	DOWN OOWN OOWN OOWN OOWN OOWN OOWN OOWN	MIDUE 00% 09% 09% 09% 09% 09% 09% 09% 09% 09%	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Subsic	Gross profit: 0 Absorption: 0 Planning gain at 70% Substantiability at 10 Substantiability at 2600 per unit Substantiability at 2600 per un																		
IESI			UP	IESI			UP	IESI			UP	IESI			UP	IESI	REDU		
2010 2011	A >	**	**	2011	A >	**	**	2011	* >	**	**	2011	(*	**	**	2011	45% 45%	35% 35%	31% 31%
2012 2013	(+	**	**	2012 2013	A)	**	**	2012 2013	A >	**	**	2012 2013	• •	**	**	2012 2013	53% 54%	39% 39%	33% 34%
2014 2015	(v v v	**	A A	2014 2015	* *	**	**	2014	A } V V	A A	**	2014 2015	**	4.4	**	2014	55% 77%	40% 49%	33% 38%
2016 2017	**	A)	4)	2016 2017	4 +	A)	4)	2016 2017	4 *	4)	A)	2016 2017	**	(*	A)	2016 2017	72% 65%	48% 46%	37% 36%
2018 2019	(v	**	**	2018 2019	A)	**	**	2018 2019	A >	**	**	2018 2019	· ·	()	**	2018 2019	59% 54%	43% 41%	35% 33%
2020	A >	**	**	2020	* >	**	**	2020	A F	**	**	2020	(*	**	**	2020	50%	40%	32% 31%
2022	44	**	**	2022	44	**	**	2022	**	**	**	2022		**	**	2022	43%	37%	30%
2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	41% 39%	35% 35%	30% 29%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	39% 38%	34% 35%	29% 29%
Subsic	15 dwellin 48 Hectare Gross Absorptio Plannin dy at £0 per unit (Sustainabi 30% Affo : 30 (Social I	e Area: Two gs (15 Hous site @(35 Di profit: (20%) on: 50 units p.: gent) & 60 per ur lility at 60 per u profable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) init issing	Subsid	dwelling: 48 Hectare s Gross Absorptic Planning by at £0 per unit (i) Sustainabil 30% Affor :30 (Social F	profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. it (intermediate nit Sing	O Subsir	15 d 0.48 Het 0.48 Het C Abs Ps sidy at £0 per u Sustai 30% 70:30 (S Value dwelling 4.48 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab 30% Affec	wellings (15 How care site #0(35 is ross profit: (20' corption: 50 unit anning gain at 11 int (rent) & 60 colal Rent to Int a Area: Two colal Rent to Int a Area: Two profit: (20'%) on: 50 units p. g gain at 100% units p. g gain at 100% units p. grant at 00 corpt and to Int a Corpt and Int (rent) & 60 per units p. g gain at 100% units p. g g g g g g g g g g g g g g g g g g	isses) DPH) dph. %) is p.a. p.a. power unit (interme per unit ussing ermediate) b S) DPH) dph. a. bit (intermediate) init issing	Subsi	dwelling 0.48 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabi 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u	S) PH) dph. a. bit (intermediate) unit) Subsid	dwelling 0.48 Hectare : Gross Absorptii Planning y at £0 per unit (r Sustainabi 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	b) PH) dph. it (intermediate) nit sing
TEST	12 SHEET 1	GREENFIELD		TEST 1	12 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1	CTION TO AFFOR	DABI F
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 44%	MIDDLE 35%	UP 31%
2011	* >	**	**	2011	* >	**	**	2011	* >		**	2011		**	**	2011	45%	35%	31%
2012 2013	* *	**	**	2012 2013	A P	**	**	2012 2013	A P	**	**	2012 2013	••	**	**	2012 2013	52% 54%	38% 39%	33% 33%
2014 2015	(+	4.4	4.1	2014 2015	A Þ	4.4	4.4	2014	A >	**		2014 2015	• •	4.*		2014	54% 76%	39% 48%	33% 38%
2016	* *	4.5	A P	2016	(v	.,	.,	2016	4.4	A)	.)	2016	• •	(v	A)	2016	71%	47% 45%	37% 36%
2018	(+	**	**	2018	* >	**	**	2018	A >	**	**	2018	**	0	**	2018	59%	43%	34%
2019 2020	A):	**	**	2019 2020	4)	**	**	2019 2020	A }	**	**	2019 2020	(*	**	**	2019 2020	53% 49%	41% 39%	33% 32%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	0	**	**	2021	46%	38%	31%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	43% 40%	36% 35%	30% 29%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	39% 38%	35% 34%	29% 29%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	**	**	**	2026	38%	35%	29%
								Sub	15 d 0.48 Her C Abs Pla sidy at E0 per u Susta 30%	wellings (15 Hou ctare site @(35 5ross profit: (20' corption: 50 unit anning gain at 10 niit (rent) & E0 p ainability at E0 p 5 Affordable Ho ocial Rent to Int	ises) DPH) dph. %) s p.a. 10% er unit (interme er unit	diate)							

Subsid	15 dwellin 48 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 30% Affo	gs (15 Hous gs (15 Hous site @(35 Di profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. it (intermediate) unit sing	Subsid	dwelling: 48 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	s) Subsi	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	e Area: Two gs (15 House site @(35 D s profit: (20%) lon: 50 units p gg gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 init (intermediate) r unit using) Subs	dwellings 0.48 Hectare s Gross Absorptio Planning sidy at £0 per unit (r Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. .a. .a. .init (intermediate or unit unit unit unit unit unit unit unit) Subsid	dwelling 0.48 Hectare Gross Absorpti Plannin y at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1.23.		PDL		1.25.	REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 39%	MIDDLE 30%	UP 27%
2011 2012	4.4	**	**	2011	**	**	**	2011	A A	**	**	2011	()	**	**	2011	40% 47%	30% 34%	27% 29%
2013 2014	* >	**	**	2013 2014	* >	**	**	2013 2014	A)	**	**	2013 2014	* *	**	**	2013 2014	48% 48%	34% 35%	29% 29%
2015	* *	->	* *	2014	1 *	A.)	.,	2014	**	A.)	4.)	2014	**	17		2014	70%	43%	33%
2016 2017	* * *	*)	A)	2016 2017	4 +	4.5	4.1	2016	(+	4.5	4)	2016 2017	* *	(+	4)	2016 2017	64% 59%	42% 40%	32% 31%
2018	4.4	**	**	2018	* >	**	**	2018	A >	**	**	2018	V V	**	**	2018	53%	38%	30%
2019 2020	* >	**	**	2019	* >	**	**	2019	A)	**	**	2019	(v	**	**	2019	48%	36% 34%	29% 28%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	40%	33%	27%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	37% 35%	31% 30%	26% 25%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	34% 33%	30% 30%	25% 25%
2025 2026	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	33%	30%	25%
Subsid	0.48 Hectare site @(35 DPH) gh. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Value Area: Two Value Area: Two 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) gh. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Value Area: Two dwellings (15 Houses) 0.48 Hectare site @(35 DPH) gh. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Subsidy at Experimental to the formation of the control of t																		
TEST 1	4 SHEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	T 14 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
2010		MIDDLE		2010		MIDDLE		2010		MIDDLE		2010		MIDDLE		2010	DOWN	MIDDLE	
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011		**	**	2011	25%	18%	15%
2012 2013	* >	**	**	2012 2013	A)	**	**	2012	A)	**	**	2012 2013	(v		**	2012	29% 29%	20%	16% 16%
2014	* >	**	* *	2014	. >	**	**	2014	* >	**	**	2014	(+	**	**	2014	29%	20%	16%
2015 2016	1 *	**	**	2015 2016	* >	**	**	2015	A)	**	**	2015 2016	**	**	**	2015 2016	42% 39%	25% 24%	18% 18%
2017 2018	4.)	**	**	2017 2018	*)	**		2017 2018	A)	**	**	2017 2018	••	**	**	2017 2018	35% 31%	23%	17% 16%
2019	* >	**	**	2019	* >	**	**	2019	A)	**	**	2019	(+	**	**	2019	28%	22% 20%	16%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020 2021	**	**	**	2020 2021	25% 23%	19% 18%	15% 14%
2022	**	**	* *	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	21%	18%	14%
2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	20% 19%	17% 17%	13% 13%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	19% 19%	17% 17%	13% 13%
	Valu	ue Area: O			Valu	ie Area: 0		Sub	15 d 0.48 He (Abs Pli sidy at E0 per u Sustain 30% 0:100 (S	alue Area: T wellings (15 Ho ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E0 nability at £1800 6 Affordable He locial Rent to Init ue Area: 0	uses) DPH) dph. %) s p.a. 00% per unit (intermo	ediate)	Valu	e Area: O			Vali	ue Area: O	
	0 dv	vellings (0) e @(0) dph.			dw	ellings (0) e @(0) dph.			dv	vellings (0) e @(0) dph.			dwe	ellings (0) @(0) dph.			dw	ellings (0) e @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gre	oss profit: 0 osorption: 0			Gros	ss profit: 0			Gro	ss profit: 0	
	Plannii	ng gain at 0% bsidy at 0			Plannir	ng gain at 0%			Plann	ing gain at 0%			Plannin	ng gain at 0%			Planni	ng gain at 0%	
	Susta	inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0			Susta	ibsidy at 0 ainability at 0	
		dable Hous	sing			dable Hous	sing			rdable Hou	sing			dable Hou	sing			rdable Hous	sing
TEST 1	5 SHEET 1	GREENEIELD		TEST	15 SHEET 1	INDUSTRIAL 4		TEST	15 SHEET 1	INDUSTRIALS		TEST	T 15 SHEET 1	PDI		TEST	15 SHEET 1	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	1.	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN 0%	MIDDLE 0%	UP 0%
ő				0				0				0	-			o	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0%
0	-			0	-	-		0	-	-		0	-			0	0%	0%	0%
0	-			0			-	0		-		0	-		-	0	0%	0% 0%	0% 0%
0				0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-			0	-			0	-	-		0	-			0	0%	0%	0%
0				0			-	0	-	-		0	-			0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-			0	-	-	-	0		-		0	-		-	0	0% 0%	0% 0%	0%
0				0	-	-	-	0		-		0	-		-	0	0% 0%	0% 0%	0% 0%
0														-		<u>, -</u>	370		

Subsid	15 dwellin .48 Hectare : Gross Absorptio Planning	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou Rent to Inter	ses) PH) dph. a. init (intermediate) r unit using	Subsic	dwelling 48 Hectare s Gross Absorptio Planning	profit: (25%) on: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	H) dph. (it (intermediate) unit) Subs	dwelling 0.48 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affo	e Area: Two ps (15 House site @(35 Di profit: (25%) lon: 50 units p. ng gain at 100% (rent) & 60 per ur ty at £1800 per prodable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) cunit using	Subsic	dwelling .48 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using) Subsid	dwelling 0.48 Hectare : Gross Absorption Planning y at £0 per unit (r	profit: (25%) on: 50 units p.: g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate) cunit using
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE UP
2010	4 v	**	**	2010	*	**	**	2010	* >	**		2010	DOWN	*	**	2010	50%	37%	32%
2011 2012	**	**	**	2011 2012	A >	**	**	2011	4 ¥	**	**	2011 2012	• •	()	**	2011	50% 61%	37% 41%	32% 35%
2013 2014	**	**	**	2013 2014	A)	**	**	2013 2014	(*	**	**	2013 2014	**	() ()	**	2013 2014	63% 63%	42% 43%	35% 35%
2015		4.4	A P	2015	**	A >	A >	2015	**	A >	* >	2015	**	**	A >	2015	105%	54%	40%
2016 2017		4 *	A)	2016 2017	**	A }	4)	2016 2017	* *	A }	* >	2016 2017	• •	**	A)	2016 2017	94%	53% 51%	39% 38%
2018	**	* >	A P	2018	4.4	A F	* >	2018	~ ~	A >	* >	2018	• •	(*	* >	2018	71%	48%	36%
2019 2020	(*	4.5	**	2019 2020	A }	* *	* *	2019	(v	**		2019 2020	•••	(+	* *	2019	63% 56%	45% 43%	35% 33%
2021	A)	**	**	2021	A)	**	**	2021	A P	**	**	2021		**	**	2021	51%	41%	32%
2022 2023	A)	**	**	2022	A)	**	**	2022	A >	**	**	2022	1+	**	**	2022	47% 44%	39% 37%	31% 30%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	()	**	**	2024 2025	42% 41%	37% 36%	30% 30%
2026	**	**	**	2026	**	**	11	2026	**	alue Area: T	**	2026	**	11	**	2026	41%	37%	30%
70 TEST 1 2010 2011 2012 2013 2014	15 dwellin .48 Hectare : Gross Absorptio Planning	profit: (17%) nn: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou Rent to Intel MIDDLE A A A A A	ses) PH) dph. a. 6 finit (intermediate) r unit ssing rmediate) UP	70 TEST 1 2010 2011 2012 2013 2014	dwelling 48 Hectare s Gross Absorption Planning by at £0 per unit (profit: (17%) n: 50 units p.a. g gain at 100% ent) & £0 per un g at £1800 per tradble Hou- tent to Interi INDUSTRIAL1 MIDDLE AA AA	H) dph. t (intermediate) tt (intermediate) unit sing mediate)	70 TEST 2010 2011 2012 2013 2014	sidy at £0 per L Sustain 30% 70:30 (\$ Value dwelling 0.48 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabill 30% Affe	anning gain at 11 mit (rent), & E o panability at £ 1800 panability at £	er unit (intermic per unit using per unit using semediate) S) PH) dph. a , , , , , , , , , , , , , , , , , ,	70 TEST 2010 2011 2012 2013 2014	dwelling .48 Hectare: Gross Absorptie Plannin dy at £0 per unit (Sustainabilit 30% Affo 0: 30 (Social I 17 SHEET 1	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	PPH) dph. a. 6 6 init (intermediate r unit ssing rmediate) UP AA AA AA	70 TEST 2010 2011 2012 2013 2014	dwelling 0.48 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social F	profit: (17%) on: 50 units p. on: 50 units p. og gain at 100% ent) & £0 per ur y at £1800 per ur y at £1800 per ur tdable Hou Rent to Inter CTION TO AFFOR MIDDLE 35% 35% 38% 39% 39%	S.) PH) dph. a. a. b. it (intermediate) runit unit using MOABLE UP 31% 33% 33% 33% 33%
2015	~ ~	* >	4.)	2015	4 *	A }		2015	* *	A P		2015	• •	(*	.,	2015	72%	47%	37%
2016 2017	(*	**	**	2016 2017	4)	**	**	2016 2017	(v	**	**	2016 2017	• • •	()	**	2016 2017	68%	46% 45%	37% 35%
2018 2019	(v	**	**	2018 2019	A)	**	**	2018 2019	A)	**	**	2018 2019	· ·	**	**	2018 2019	57% 53%	43% 41%	34% 33%
2020	* }	**		2020	* >	**	**	2020	A >		**	2020	4.*	**		2020	48%	39%	32%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021	45% 42%	38% 36%	31% 30%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	40%	35%	30%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	39% 38%	35% 34%	29% 29%
	0 dw 0 site Gro Abb Plannii Su Susta 0% Affor	te Area: 0 rellings (0)			dw O site Gro Abs Plannin Su Susta O% Affor	ie Area: 0 ellings (0) e (0) dph. ss profit: 0 corption: 0 ng gain at 0% bsiddy at 0 inability at 0 dable Hous 0	ing		0.48 He Abs Abs Sidy at £0 per Sustain 30% 70.30 (\$ Constain Grave At Plann Sustain Sustain Grave At	wwellings (15 Hot Carre site @(35) Gross profit: (17' sorption: 50 unit anning gain at 11 unit (rent) & £0 pt carred to \$6.00 pt carred \$6.00	OPH) dph. %) is p.a. 100% er unit (interme per unit using ermediate)		dw O site Gro Ab Planni Su Susta O% Affor	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab: Planni Su Susta O% Affor	ue Area: 0 ellings (0) dph. es profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing
TEST 1	18 SHEET 1	CREENEIEI D		TEST 1	18 SHEET 1	INDUSTRIAL 1		TEST	18 SHEET 1	INDUSTRIALS		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
0	-		-	0		-	-	0		-	-	0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0%
0				0				0	-			0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	-	0		-	-	0		-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0	-			0	0%	0% 0%	0%
0	-			0			-	0				0				0	0%	0%	0%
0	-		-	0		-	-	0	-		-	0	-			0	0% 0%	0% 0%	0%
									,	Value Area: 0 dwellings (0)	0								
									ŧ	O site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at)%								
									0%	Affordable Ho									

	lue Area: 0				ie Area: 0				ue Area: 0			Valu	ue Area: 0				ie Area: 0	
0 d	lwellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dw	ellings (0)	
0 si	te @(0) dph.			0 site	@(Ŏ) dph.			0 sit	e @(0) dph.			0 site	e @(0) dph.			0 site	@(Ŏ) dph.	
	ross profit: 0				ss profit: 0				oss profit: 0			Gro	oss profit: 0				ss profit: 0	
	bsorption: 0				sorption: 0				osorption: 0				sorption: 0				sorption: 0	
Planr	ning gain at 0%			Plannir	ng gain at 0%			Plann	ing gain at 0%			Planni	ing gain at 0%			Plannir	ng gain at 0%	
	Subsidy at 0				bsidy at 0				ubsidy at 0				ubsidy at 0				bsidy at 0	
Sus	tainability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	ainability at 0			Susta	inability at 0	
0% Affo	ordable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affor	rdable Hous	sing		0% Affor	dable Hous	sing
ST 19 SHEET 1	GREENFIELD		TEST 1	19 SHEET 1	INDUSTRIAL1		TEST	19 SHEET 1	INDUSTRIAL2		TEST	19 SHEET 1	PDL		TEST	19 SHEET 1	CTION TO AFFOR	DADI F
DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP
DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	O%	O%	0%
			0				0				0				-0	0%	0%	0%
	-		0			-	0		-		0		-	-	0	0%	0%	0%
_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-		0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
_	-		0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-		0	-	-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-		U	-	-	-	0	-	-	-	-U	-	-	-	U	0%	0%	0%
_	-		0	-	-	-	0	-	-	-	-U	-	-	-	0	0%	0%	0%
			0				0					-			0	0%	0%	0%
			0	-	-		0					-	-		0	0%	0%	0%
_			0				0				0				ő	0%	0%	0%
_			o o				0				ó				ō	0%	0%	0%
								1	Value Area:									
									0 dwellings (0))								
									0 site @(0) dph									
									Gross profit: 0									
									Absorption: 0									
								F	Planning gain at	0%								
									Subsidy at 0									
									Sustainability at									
								0%	Affordable Ho	using								
Va	lue Area: 0			Valu	ie Area: 0				ue Area: 0									
												Valu	ue Area: 0			Valu	ie Area: 0	
0 d	lwellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ue Area: 0 /ellings (0)			dw	ellings (0)	
0 d 0 si	lwellings (0) te @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 d 0 si Gi	te @(0) dph. ross profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gre	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
Od Osi Gi A	te @(0) dph. ross profit: 0 bsorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) ie @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O d O si Gi A Planr	lwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 hing gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) ie @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O site Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	
O d O si Gi A Planr S	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 hing gain at 0% Subsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gr At Plann S	vellings (0) te @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab Planni Su	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0			dw 0 site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
O d O si Gi A Planr S Sus	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ning gain at 0% Subsidy at 0 tainability at 0	sing		dw O site Gro Ab: Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 elnability at 0	ing		dv O sit Gr At Plann S Sust	vellings (0) te @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 ainability at 0	sina		dw O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 einability at 0	sina		dw O site Gro Abs Plannir Su Susta	ellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 dinability at 0	≈ing
O d O si Gi A Planr S Sus	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 bing gain at 0% Subsidy at 0 tainability at 0 ordable Hous	sing		dw O site Gro Ab: Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 erdable House	iing		dv O sit Gr At Plann S Sust	vellings (0) te @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0	sing		dw O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% absidy at 0 elinability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	sing
O d O si Gi A Planr S Sus	dwellings (0) te @(0) dph. rose profit: 0 bssorption: 0 hing gain at 0% Subsidy at 0 tainability at 0 prdable Hous 0	sing	TEST 2	dw O site Gro Ab: Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	ilng	TEST	dv O sit Gr At Plann S Sust	vellings (0) te @(0) dph. toss profit: 0 tosorption: 0 ting gain at 0% tubsidy at 0 tinability at 0 tindable Hou 0	sing	TEST	dw O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou: 0	sing	TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	
O d O si Gi A Planri S Sus O% Affo	dwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ning gain at 0% Subsidy at 0 tainability at 0 ordable Hous 0 GREENFIELD		TEST 2	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dv 0 sit Gn At Plann S Sust 0% Affo	vellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0		TEST	dw O site Gro Ab Planni Su Suste O% Affor	vellings (0) e @(0) dph. osorption: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0		TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0	RDABLE
0 d 0 si Gi A Planr S Sus O% Affo	dwellings (0) te @(0) dph. rose profit: 0 bssorption: 0 hing gain at 0% Subsidy at 0 tainability at 0 prdable Hous 0	sing UP -	TEST 2	dw O site Gro Abs Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	ing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) te @(0) dph. toss profit: 0 tosorption: 0 ting gain at 0% tubsidy at 0 tinability at 0 tindable Hou 0	sing UP	TEST:	dw O site Gro Ab Planni Su Susta O% Affor	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou: 0	sing UP	TEST	dw 0 site Gro Ab: Plannir Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0%
0 d 0 si Gr A Plann S Sus O'% Affe ST 20 SHEET 1 DOWN -	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ining gain at 0% subsidy at 0 talinability at 0 ordable Hous 0 GREENFIELD MIDDLE		TEST 2	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE		0	dv 0 sit Gn At Plann S Sust 0% Affo	vellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0	UP -	TEST:	dw. O sitt Gre Ab Planni St Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -		TEST	dw O site Gro Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	RDABLE UP 0%
O d O si Gi Gi A Plann Sus O% Affe ST 20 SHEET 1	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 bsorption: 0 subsidy at 0 tainability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP _	0 0 0	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) @(0) dph. @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% insidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0	dv O sit Gr At Plann S Sust O% Affo	vellings (0) te @(0) dph. soss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE —	UP -	0 0 0	dw 0 sitt Gree Ab Planni St Susta 0% Affoi	vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O site Gro Abb Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0% 0% 0%
O d O si G G A Plann S Sus O% Affc ST 20 SHEET 1	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ining gain at 0% subsidy at 0 talinability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP - -	TEST 2	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	dw O sit in the control of the contr	wellings (0) e @(0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0	dw. O sitt Gre Ab Planni St Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP -	TEST	dw O site Gro Ab: Plannin Su Sustata O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) ge (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O d O si G G A Plann S Sus O% Affc ST 20 SHEET 1	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ining gain at 0% subsidy at 0 talinability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP - -	0 0 0 0	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	dw O sit in the control of the contr	wellings (0) e @(0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitt Gre Ab Planni St Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP -	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor 20 SHEET 1 DOWN O% O% O% O% O%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 cridable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O d O si Gr A Plann S S S S S S S S S S S S S S S S S S	Iwellings (0) te @(0) dph. te @(0) dph. to good ph. to bsorption: 0 bsorption: 0 bsorption: 0 bsorption: 0 to bsorption: 0 GREENFIELD GREENFIELD GREENFIELD	UP	0 0 0 0	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	wellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sitch Gre Ab Planni St. Susta O% Affor	vellings (0) ee @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O d O si G A Plant S S S S S S S S O O Affc	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 bsorption: 0 ning gain at 0% Subsidy at 0 tainability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 inabil	UP	0 0 0 0 0 0 0 0	dv O sith of the control of the cont	wellings (0) ete @ (0) dph. soss profit: 0 sosorption: 0 ing gain at 0% subsidy at 0 alnability at 0 orrdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sith Gre Ab Planni St Susta O% Affor 20 SHEET 1 DOWN	vellings (0) eellings (0) es @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absir Gro Absir Plannin Sus Sus O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% dbsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	RDABLE UP 0% 0% 0% 0% 0% 0% 0% 0%
O d O si G A Plant S S S S S S S S O O Affc	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 bsorption: 0 ning gain at 0% Subsidy at 0 tainability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 inabil	UP	0 0 0 0 0 0 0 0 0 0	dv O sith of the control of the cont	wellings (0) ete @ (0) dph. soss profit: 0 sosorption: 0 ing gain at 0% subsidy at 0 alnability at 0 orrdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sith Gre Ab Plannin Si Susta O% Affor 20 SHEET 1 DOWN	vellings (0) eellings (0) es @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous: 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O d O si Gi A Plant S S S S S S S S S S S S S S S S S S S	Iwellings (0) to @(0) dph. ross profit: 0 bsorption: 0 characteristics GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of State o	ellings (0) = @ (0) dph, ss profit: 0 scrption: 0 scrption: 0 gain at 0% biskly at 0 inability at 0 (dable Hous 0)	UP	0 0 0 0 0 0 0 0	dv O sit Or Sit	vellings (0) vellings (0) oss profit: 0 ossorption: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sitt Gre Ab Planni St St O% Affor 20 SHEET 1 DOWN	vellings (0) ee @(0) dph. sss profit: 0 sn gain at 0% sp gain at 0% sbsidy at 0 sinability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs. Abs. Plannin Sut Sut O% Affor CO SHEET 1 REDUC DOWN O%	ellings (0) a @ (0) dph. ss profit: 0 sorption: 0 sprofit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 do (0) dph. sbisdy at 0 linability at 0 do (0) dbh (0) db	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si	Iwwellings (0) dph. ross profit: 0 bsorption: 0 rolling gain at 0% subsidy at 0 tainability at 0 ordable House 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Groot Abs Sussississississississississississississi	ellings (0) se großt on se gro	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O siti Grand At Plann S S Sustain S S Sustain S S Sustain S S Sustain S S S S S S S S S S S S S S S S S S S	vellings (0) e @ (0) dph. oss profit: 0 esospition: 0 esos	UP	TEST :	dW O sitting Grc Abb Planning St St State O'M Affol O'M	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0% ubsidy at 0 aniability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abb Plannie Susta O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 ordable	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si Si G A Plant Plant Sus O'S Affe ST 20 SHEET 1 DOWN	Iwwellings (0) to each of the work of the	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of State o	ellings (0) = @ (0) dph, ss profit: 0 scrption: 0 scrption: 0 gain at 0% biskly at 0 inability at 0 (dable Hous 0)	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit	vellings (0) vellings (0) oss profit: 0 ossorption: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dW O sitting of the control of the c	vellings (0) e @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 eng gain at 0% dosidy at 0 aniability at 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 slitch size of the size o	ellings (0) = @(0) dph, ss profit: 0 scrption: 0 scrption: 0 sp gain at 0% biskly at 0 inability at 0 (dable Hous 0) = TON TO AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O d O si O si GG A Plant Plant Down	Iwellings (0) to the (0) to (0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in Control of the Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O siti	vellings (0) e @ (0) dph. ss profit: 0 ssprofit: 0 ssprofit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 insupported by ainability at 0 insupp	UP	TEST:	dW O slitch and of the control of th	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 on gain at 0% ubsidy at 0 anability at 0 redable Hour 0 PDL MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of the control of the co	ellings (D) e 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorption: 0 nd dable Hous 0 ellipse (D) ellips	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plann Plann S Sus O% Affc DOWN	Iwwellings (0) to each of the work of the	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Groot Abs Sussisted Abs Sussisted O% Affor Down	ellings (0) se großt ob se großt ob se großt ob se großt ob sorption: 0 ng gain at 056 bisdly at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit	vellings (0) e @ (0) dph. oss profit: 0 esospition: 0 esos	UP	TEST:	dW O sitting Control of the Control	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dsidy at 0 ng gain at 0% ng gai	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 slite to 1 slite	ellings (0) = @(0) dph. ss profit: 0 scrption: 0 gain at 0% boskly at 0 insability at 0 dable Hous 0 (0) = 0.5 most of 0 (0) =	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O d O si O si GG A Plant Plant Down	Iwellings (0) to the (0) to (0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in Control of the Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O siti	vellings (0) e @ (0) dph. ss profit: 0 ssprofit: 0 ssprofit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 insupported by ainability at 0 insupp	UP	TEST :	dW O slitch and of the control of th	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 on gain at 0% ubsidy at 0 anability at 0 redable Hour 0 PDL MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	CW O Site of Control o	ellings (D) e 2@ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at 0 ninability nina	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plann Plann S Sus O% Affc DOWN	Iwellings (0) to the (0) of the (UP		dw 0 slite Groen Care Care Care Care Care Care Care Care	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist Grand Control of the Contr	vellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 oss profit: 0 oss profit: 0 of ling gain at 0% ubsidy at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dW O sitting Control of the Control	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dsidy at 0 ng gain at 0% ng gai	UP		dw O site of the control of the cont	ellings (0) so good plants (0) s	POABLE UP 096 096 096 096 096 096 096 096 096 096
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist of Control o	vellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 oss profit: 0 oss profit: 0 of ling gain at 0% ubsidy at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dW. O slittle Grown Abo Planni S. Susta O% Affor DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control of Cont	vellings (0) .e @ (0) of the control	UP	TEST:	dW O slitch and the s	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		dw O site for Site of	ellings (0) so good plants (0) s	POABLE UP 096 096 096 096 096 096 096 096 096 096
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control of Cont	vellings (0) • e @(0) dph. sss profit: 0 ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 inguin at 0% ing	UP	TEST :	dW. O slittle Grown Abo Planni S. Susta O% Affor DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control of Cont	vellings (0) .e @ (0) diplomation (1) .e @ (0) diplomation (1) .e @ (0) diplomation (1) .e @ (0) .e @	UP	TEST:	dW. O slittle Grown Abo Planni S. Susta O% Affor DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control of Cont	vellings (0) • e @(0) dph. sss profit: 0 ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 inguin at 0% ing	UP	TEST :	dW. O slittle Grown Abo Planni S. Susta O% Affor DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At I Plann S Sust Sust O' Marie DOWN	vellings (0) ee @(0) dph. ossprotti: 0 eo @(0) dph. ossprotti: 0 eo @(0) dph. ossprotti: 0 eo graphic ee @(0) dph. ossprotti: 0 eo graphic ee @(0) dph. ossprotti: 0 eo graphic ee @(0) ee @(0	UP	TEST:	dW. O slitt Gro Abo Planni S. Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At I Plann S Sust Sust O' Marie DOWN	vellings (0) is e @ (0) dipl. ss profit: 0 sospridit: 0	UP	TEST:	dW. O slitt Gro Abo Planni S. Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grant	vellings (0) ee @(0) dph cossprints (0) ee @(0) dph cossprints (0) experience (0) en de	UP	TEST:	dW. O slitt Gro Abo Planni S. Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Gr At In	vellings (0) to e @(0) dph. ossprofit: 0 to sosprofit: 0 to redable Hou or	UP	TEST:	dW. O slitt Gro Abo Planni S. Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Piant Piant Sus	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Gr At In	vellings (0) ee @(0) dph cossprints (0) ee @(0) dph cossprints (0) experience (0) en de	UP	TEST:	dW. O slitt Gro Abo Planni S. Susta O% Affor 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%

Figure 17 - Sensitivity Testing

=	ivity Tes										_				
Value Area: Two 50 dwellings (50 Houses)	50 dwelli	e Area: Two ngs (50 Houses)		50 dwellin	Area: Two ngs (50 House	es)		50 dwellin	Area: Two gs (50 Hous	ses)		50 dwelling	Area: Two gs (50 House		
1.59 Hectare site @(35 DPH) dph. Gross profit: (20%)		site @(35 DPH) dph. s profit: (20%)	1		site @(35 DF profit: (20%)	PH) dph.	1	.59 Hectare :	site @(35 DI profit: (20%)	PH) dph.	1	1.59 Hectare s	site @(35 DP) profit: (20%)	H) dph.	
Absorption: 50 units p.a. Planning gain at 100%	Absorpt	tion: 50 units p.a. ng gain at 100%		Absorpti	on: 50 units p.a g gain at 100%	1.		Absorption	on: 50 units p.: g gain at 100%	a.		Absorptio	on: 50 units p.a gain at 100%		
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	Subsidy at £0 per unit	(rent) & £0 per unit (intermediat ity at £1800 per unit	e) Subsi	idy at £0 per unit	(rent) & £0 per un ty at £1800 per	it (intermediate)	Subsi	dy at £0 per unit (nit (intermediate	e) Subsid	ly at £0 per unit (r	ent) & £0 per unit y at £1800 per	t (intermediate) unit	
40% Affordable Housing 70:30 (Social Rent to Intermediate)	40% Aff	ordable Housing Rent to Intermediate)	70	40% Affo	rdable Hou Rent to Inter	sing	70		rdable Hou	ısing	7		rdable Hous	ing	
TEST 1 SHEET 1 GREENFIELD	TEST 1 SHEET 1	INDUSTRIAL1		1 SHEET 1	INDUSTRIAL2	mediatey		1 SHEET 1	PDL	mediate		1 SHEET 1	CTION TO AFFORE		
DOWN MIDDLE UP	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 74%	MIDDLE 57%	UP 50%	
2011	2011		2011	**	A A	**	2011 2012	• •	() V V	4.4	2011	80%	59% 63%	51% 54%	
2013	2013	A) A)	2013	**	A)	A }	2013 2014	**	**	(v	2013	90%	64%	54% 57%	
2015	2015	(v A)	2015	**		A)	2015 2016	**	**	(*	2015	128%	79%	60%	
2017	2017	A) A)	2017	**	1.*	A >	2017	**	**	4.4	2017	118%	73%	57%	
2018	2018	A) A)	2018 2019	**	A)	* >	2018 2019	**	**	A >	2018	95% 86%	69% 66%	55% 53%	
2020	2020	A) A)	2020	4 *	A)	+ +	2020 2021	**	4+	A)	2020	79%	63% 61%	51% 50%	
2022	2022	** **	2022 2023	A)	**	**	2022 2023	**	()	**	2022 2023	68% 65%	58% 57%	48% 47%	
2024	2024	11 11	2024 2025	A)	**	**	2024 2025	* *	()	**	2024 2025	64% 62%	56% 56%	47% 47%	
2026	2026		2026	* >	ilue Area: T	wo	2026	**	0	**	2026	62%	57%	47%	
Value AY63: 1 W0 50 dwellings (50 Houses) 1.59 Hectare site @(35 DHH) dph. Gross profit: (20%) Absorbion: 30 units p.a. Planning gain at 100% Suboldy at 10 per unit (red) & 10 per unit (retendate)	Value Area: Iwo Neelings (50 Houses) 1.59 Hectare site e(35 DPH) dph. Cross profit: (20%) 1.59 Hectare site e(35 DPH) dph. Cross profit: (
Sustainability at £1800 per unit 40% Affordable Housing	40% Aff	ordable Housing		40% Affo	ordable Hou	sing		40% Affo	rdable Hou	ısing	_	40% Affo	y at £1800 per rdable Hous	ing	
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1	70:30 (Social TEST 2 SHEET 1		TEST	2 SHEET 1		mediate)	TEST): 30 (Social F 2 SHEET 1		rmediate)	TEST	0:30 (Social F 2 SHEET 1			
GREENFIELD DOWN MIDDLE UP	DOWN	MIDDLE UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP	
2010	2010	A) A)	2010	**	**	A h	2010 2011	**	↔	1 *	2010	76% 82%	57% 60%	50% 52%	
2012	2012	A) A)	2012	**	A >	A >	2012 2013	**	**	(v	2012 2013	89% 94%	63% 66%	54% 55%	
2014	2014	(v a)	2014	• •		A }	2014 2015	• •	**	(+	2014	112% 123%	73% 77%	58% 60%	
2016	2016	A) A)	2016	••	1 *	A }	2016 2017	••	**	(*	2016	113% 101%	75% 71%	58% 56%	
2018	2018	A) A)	2018	**	A)	A >	2018 2019	**	**	4)	2018	91%	68% 65%	54% 52%	
2020	2020	A) A)	2020	(v	A)	A):	2020	**	- ;;	A)	2020	76%	62% 59%	50%	
2022	2022	** **	2022	* >	**	**	2022	**	0	**	2022	67%	57%	48%	
2023	2023		2023 2024	A P	**	**	2023 2024		()	**	2023 2024	64% 63%	56% 56%	47% 47%	
2025	2025	** **	2025 2026	A)	1 And I I I I I I I I I I I I I I I I I I I	**	2025 2026	**	0	**	2025 2026	62% 62%	56% 57%	46% 46%	
Value Area: Two	Valu	e Area: Two	Sul	50 d 1.59 Her C Abs osidy at £0 per u Sustair 40% 70:30 (S Value	wellings (50 Houctare site @(35 E cross profit: (209 corption: 30 units anning gain at 10 nit (rent) & E0 p ability at E1800 affordable Ho ocial Rent to Inte a Area: Two	ses) DH) dph. 6) pp.a. 0% er unit (interme per unit using ermediate)	diate)	Value	Area: Two			Value	Area: Two		
50 dwellings (50 Houses) 1.59 Hectare site @ (35 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	50 dwelli 1.59 Hectare Gros Absorpi Planni Subsidy at £0 per unit	ngs (50 Houses) site @(35 DPH) dph. s profit: (20%) tion: 70 units p.a. ng gain at 100% (crent) & £0 per unit (intermediat		50 dwellin 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit	ngs (50 House site @(35 DF profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un	es) PH) dph. a. it (intermediate)		50 dwellin 59 Hectare : Gross Absorptio Planning dy at £0 per unit (gs (50 Hous site @(35 Di profit: (20%) on: 70 units p.: g gain at 100% frent) & £0 per un	ses) PH) dph. a. 6 nit (intermediate		50 dwelling 1.59 Hectare s Gross Absorptio Planning by at £0 per unit (r	gs (50 House site @(35 DP profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per unit	H) dph.	
Sustainability at £1800 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate)	40% Aff	ity at £1800 per unit ordable Housing Rent to Intermediate)	7/	40% Affo	ty at £1800 per ordable Hou Rent to Inter	sing	70	Sustainabilit 40% Affo 30 (Social F	y at £1800 per rdable Hou Rent to Inter	ısina	7	Sustainability 40% Affo 0:30 (Social F	y at £1800 per or rdable House Rent to Intern	sina	
TEST 3 SHEET 1 GREENFIELD	TEST 3 SHEET 1	INDUSTRIAL1	TEST	3 SHEET 1	INDUSTRIAL2	constej		3 SHEET 1	PDL PDL	iouiate)	TEST	3 SHEET 1	CTION TO AFFORE		
2010 DOWN MIDDLE UP	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP A A	2010	DOWN 75%	MIDDLE 57%	UP 50%	
2011	2011	^^ ^^	2011	**	A A A }	**	2011 2012	**	**	^ ^ ·	2011	79% 89%	59% 63%	51% 54%	
2013	2013	A) A)	2013 2014	**	*)	A }	2013 2014	**	**	(*	2013 2014	92% 103%	65% 69%	54% 57%	
2016 VV VV A) 2016 VV VV A) 2017 VV A)	2015 2016 2017	(v A)	2015 2016 2017	* *	**	A }	2015 2016 2017	**	**	(*	2015 2016 2017	134% 123%	80% 78%	61% 60% 58%	
2017 2018 2019	2017	A) A)	2017	**	4 V	A P	2017 2018 2019	**	**	4)	2017 2018 2019	98%	75% 71% 67%	58% 56% 54%	
2020	2019	A) A)	2019	**	A) A)	A) A)	2019 2020 2021			^	2019	81% 75%	64% 62%	52% 52%	
2022	2022	** **	2022	A)	**	**	2022	**	0	**	2022	70% 66%	59% 57%	49% 48%	
2024	2024	** **	2024 2025	A)	**	**	2024 2025	**	0	**	2024 2025	64% 63%	57% 56%	47% 47%	
2026	2026		2026	V:	alue Area: T	**	2026	**		**	2026	62%	57%	47%	
			Sul	50 d 1.59 He C Abs Pla osidy at E0 per u Sustain 40%	wellings (50 Hou ctare site @(35 E cross profit: (20% orption: 70 units anning gain at 10 nit (rent) & E0 p nability at E1800 of Affordable Ho ocial Rent to Inte	ses) DH) dph. 6) p.a. 0% er unit (interme per unit using	diate)								

ibsidy	50 dwellir 59 Hectare Gross Absorpti Planni v at £0 per unit Sustainabili 40% Affo	e Area: Two ngs (50 Hous site @(35 Di sprofit: (20%) lon: 50 units p ng gain at 50% (rent) & £0 per ur ty at £1800 per pridable Hou	es) PH) dph. a. init (intermediate) r unit using	Subsi	dwelling .59 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabilit 40% Affo	profit: (20%) on: 50 units p.: ng gain at 50% (rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit using	e) Subsi	dwelling .59 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili 40% Affo	e Area: Two gs (50 House site @(35 D profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. hit (intermediate runit ssing) Subsi	dwelling .59 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili: 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using	e) Subsic	dwelling 1.59 Hectare Gross Absorpti Plannir dy at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. hit (interme r unit using
	SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)		4 SHEET 1	Rent to Inter	mediate)): 30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1		
Г	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		REDU DOWN	MIDDLE	RDABLE UP
D 1	* *	**	**	2010	(v	**	**	2010	4 *	**	**	2010	* *	()	**	2010	71%	55%	499
		A A		2011		**		2011			**	2011		()		2011	76%	57% 61%	509
ı	**	*>	* >	2013	* *	*>	* >	2013	**	A >	* >	2013	**	~ ·	A.)	2013	84%	62%	539
ı		**	A)	2014 2015	**	A >	A)	2014		4.4	A):	2014	**		17	2014	97%	67%	55'
ı	**	• •	* >	2016	**		. >	2016	**	4.4	A >	2016	• •	~ ~	(+	2016	107%	73%	57
ı	* *	(*	4)	2017 2018	**	A)	A)	2017	**	A)	A }	2017	**	~ ~	A)	2017	97% 88%	70% 66%	55 53
ł	- ;;	A)	4)	2019	(*	4)	4)	2019		4)	4)	2019			4)	2019	81%	63%	52
ı	**	A.):		2020	* >		* >	2020	1+	4.)	* >	2020	**	4.4		2020	75%	61%	50
ŀ	(v	**	**	2021 2022	A >	**	**	2021	* >	**	**	2021	**	()	**	2021	70%	59% 56%	49
	* >	**	**	2023	A >	**	**	2023	* >	**	**	2023	4.4	+	**	2023	63%	55%	46
H	A)	**	**	2024	*>	**	**	2024	A)	**	**	2024	(v	()	**	2024	61%	55% 54%	46
ŀ	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	()		**	2026	60%	55%	46
1.5	50 dwellir 59 Hectare	e Area: Two ngs (50 Hous site @(35 DI	es)	1	dwelling .59 Hectare	e Area: Two s (50 House site @(35 DF	s)		posidy at £0 per u Sustair 40% 70:30 (S Value dwelling .59 Hectare	sorption: 50 unit lanning gain at 5 unit (rent) & E0 phability at £1800 for Affordable Hococial Rent to Intel Para (50 House site @(35 D)	0% er unit (interm per unit using ermediate)		.59 Hectare	e Area: Two gs (50 House site @(35 D	es)		dwelling 1.59 Hectare		s)
sidy	Gross Absorpti Plannin at £0 per unit Sustainabili 40% Affo	stre (35 bi is profit: (20%) ion: 50 units p ig gain at 200% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	a. hit (intermediate) r unit using	Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 200% (rent) & £0 per ur ty at £1800 per ordable Hou	a. hit (intermediate unit using	Subsi	Gross Absorpti Plannir dy at £0 per unit Sustainabili 40% Affo	stre (35 b) sprofit: (20%) ion: 50 units p. ig gain at 200% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	a. hit (intermediate unit sing) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	a. 6 nit (intermediat r unit using	e) Subsic	Gross Absorpti Plannin dy at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per ur ty at £1800 per prdable Hou	a. hit (interm r unit using
Г		GREENFIELD	I	1		INDUSTRIAL1	T	1		INDUSTRIAL2				PDL	T	4	REDU	CTION TO AFFOR	
ŀ	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 83%	MIDDLE 60%	U 52
I	**	4)	4)	2011 2012	**	A)	4)	2011	**	4)	A):	2011	**	~ ~	۲۰	2011	90%	63% 68%	54 57
ı	**	₹.	4)	2013	**	* >	4)	2013	**	A)	* >	2013	**	· · ·	(▼	2013	106%	69%	57
ŀ	**	* *	A)	2014 2015	* *	(*	A)	2014	* *		4)	2014	**	**	(*	2014	127%	77% 88%	60 65
ı	**	**	* >	2016	••		* >	2016	••	~ ~	A >	2016	**	~ ~	**	2016	149%	86%	63
ı		**	A)	2017	**	4 *	A)	2017			A >	2017	**		1.4	2017	129%	81% 76%	61 58
ı	* *	(*	A)	2019	* *	A >		2019	• •	4 🕶	A >	2019	**	• •	A)	2019	99%	72%	56
ł		4 +	4)	2020 2021	· ·	A)	4)	2020	**	A)	A >	2020 2021	**	**	A)	2020	89% 81%	68% 65%	54 52
ı	* *	A P	. >	2022	A >	A)	A >	2022	4 *	4.)	* >	2022	**	~ ~	A >	2022	75%	62%	50
H	1 +	**	**	2023 2024	A P	**	**	2023 2024	A }	**	**	2023 2024		()	**	2023 2024	69%	60%	49
I	1.4	**	**	2025 2026		**	**	2025 2026	.)	**	**	2025 2026	**	0	**	2025 2026	67% 67%	59% 60%	48
								Suit	50 d 1.59 He (Abs Planting Sidy at E0 per u Sustain 40%	alue Area: T hwellings (50 Hoi ctare site @ (35 Gross profit: (20 corption: 50 unit anning gain at 21 mit (rent) & £0 p haability at £1800 6 Affordable Ho cocial Rent to Int	uses) OPH) dph. %) s p.a. OO% er unit (interm per unit	ediate)							
	50 dwellir 59 Hectare Gross Absorpti Plannir t £48500 per unit Sustainabili	e Area: Two ngs (50 Hous site @(35 Di profit: (20%) ion: 50 units p ng gain at 100% (rent) & £26000 per ty at £1800 per	es) PH) dph. a. r unit (intermediate) r unit		dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.: q gain at 100%	S) PH) dph. a. unit (intermediate	1 a) Subsidy	Value dwelling .59 Hectare Gross Absorpti Plannir at £48500 per unit	e Area: Two gs (50 House site @(35 D s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 pe	S) PH) dph. a. unit (intermediate	1 3) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps tv at £1800 pe	PH) dph. a. in the control of the		dwelling 1.59 Hectare Gross Absorpti Plannin by at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. q gain at 100%	s) PH) dph a. unit (inten
	30 (Social SHEET 1	Rent to Inter	mediate)		0:30 (Social) 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)): 30 (Social 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 6 SHEET 1	Rent to Inter	rmediat
F	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 40%	U 38
ŀ	4.)	**	**	2011	A P	**	**	2011	A >		**	2011		**	**	2011	49%	42%	39
Į	(+	**	**	2012 2013	A }	**	**	2012	A)	**	**	2012	**	↔	**	2012	54% 56%	44% 45%	41
ı	**	4)	A.)	2014	A P	* >	* >	2014	4 +	*)	*)	2014	**	4.4	A)	2014	65%	49%	43
ı	~ ~	4)	4)	2015 2016	**	A)	*)	2015 2016	**	4)	A P	2015 2016	**	Ü	A)	2015 2016	76%	56% 55%	47 46
ı	**	A)	4)	2017 2018	4 +	4)	4)	2017	1 +	4)	A):	2017	**	1 +	A)	2017	70% 64%	53% 51%	45 44
ı	4.4		**	2019	A >		**	2019	A }	**	**	2019	**	()	**	2019	60%	49%	43
ŀ	A)	**	**	2020 2021	A P	**	**	2020	A)	**	**	2020		4.5	**	2020	56% 53%	48% 47%	42
į	A)		**	2022	A)	**	**	2022		**	**	2022	4.*	**	**	2022	50%	45%	40
ŀ	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	↔	**	**	2023	49% 48%	45% 44%	40
F	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	**	**	2025 2026	48% 47%	44% 45%	39 39
								Subsidy	50 d 1.59 He (Abs Pli at £48500 per u Sustain 40 %	alue Area: T lwellings (50 Hor ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 11 init (rent) & £26 hability at £1800 5 Affordable Ho locial Rent to Int	ises) DPH) dph. %) s p.a. 00% 000 per unit (in per unit	termedia	ate)						

	50 dwellin 59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling .59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermedia		dwelling .59 Hectare Gross Absorpt Plannir		S) PH) dph. a. b. r unit (intermediate		dwelling .59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc	es) PH) dph. .a. % er unit (intermedia		dwelling 1.59 Hectare Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph unit (intermediate)
70	Sustainabilit 40% Affo :30 (Social I	y at £1800 per ordable Hou	using	70	Sustainabilit 40% Affo 30 (Social	y at £1800 per rdable Hou Pent to Inter	sing	7/	40% Affe	ty at £1800 per ordable Hou Rent to Inter	sing	70	Sustainabili 40% Affo 0:30 (Social	ty at £1800 pe ordable Hou Pent to Inte	using	7	Sustainabilit 40% Affo 0:30 (Social I	y at £1800 per rdable Hous	sing
	SHEET 1	GREENFIELD	illediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	mediate)		7 SHEET 1	PDL PDL	mediate)		7 SHEET 1	CTION TO AFFORI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 58%	MIDDLE 47%	UP 43%
2011	4+	**	**	2011	A)	**	**	2011		**	**	2011	••	()	**	2011	62%	49%	44%
2013	**	**	**	2013	1.	**	**	2013	1.4	**	**	2013	**	()	**	2013	70%	53%	46%
2014 2015	**	* * * *	4)	2014 2015	••	A)	* >	2014 2015	**	A)	A)	2014 2015		**	4 Y	2014	100%	58% 66%	49% 52%
2016 2017	**	(*	A)	2016	**	A)	* >	2016	**	A)	* >	2016 2017	**	**	A >	2016	93% 85%	64% 62%	51% 50%
2018 2019	**	A)	4)	2018	4+	4)	4)	2018	4.*	4)	A F	2018 2019	••	4.4	A)	2018	77% 71%	59% 56%	48% 47%
2020	(v A)	**	**	2020	A)	**	**	2020	A)	**	**	2020 2021	••	()	**	2020	66% 61%	54% 52%	46% 45%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	(v	()	**	2022	58%	51%	44%
2023 2024	**	**	**	2023	**	**	**	2023	* *	**	**	2023 2024	()	**	**	2023 2024	56% 55%	50% 49%	43% 43%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	54% 54%	49% 50%	42% 42%
Subsidy	50 dwellin 59 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per ordable Hou	ses) PH) dph. a. 6 r unit (intermediator unit	e) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit sing	1 (Subsid)	at £25000 per u Sustai 409 70:30 (\$ Valu dwelling .59 Hectare Gross Absorpt Plannir v at £36000 per unit Sustainabilli 40% Aff	anning gain at 11 in it (rent) & E22 in ability at £1800 & Affordable Hocial Rent to Int B Area: Two gs (50 Houses Site @ (35 D ip profit: (20%) lon: 50 units p. gg gain at 100% (rent) & £24000 per ty at £1800 per profible Hou. Rent to International Control of the second se	000 per unit (ini per unit per unit pussing permediate) S) PH) dph. a. b. c. unit (intermediate unit (intermediate)	1 Subsidy	Value dwelling .59 Hectare Gross Absorpti Plannin r at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. .a. .6 ar unit (intermedia er unit	te) Subsid	dwelling 1.59 Hectare Gross Absorptic Planning y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou:	H) dph. unit (intermediate) unit sing
TEST	SHEET 1		rmediate)	TEST	8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		rmediate)		8 SHEET 1		
2010	DOWN	GREENFIELD MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 53%	MIDDLE 44%	UP 41%
2011	1+	**	**	2011	4)	**	**	2011	4)	**	**	2011		()	**	2011	56%	46%	42%
2012 2013	••	**	**	2012	4)	**	**	2012	1 *	**	**	2012 2013	**	↔	**	2012	62% 63%	48% 49%	44% 44%
2014 2015	**	A)	A)	2014	**	A)	A)	2014	**	A)	A)	2014 2015	**	**	A >	2014	74% 91%	54% 61%	46% 50%
2016 2017	**	(v	A)	2016 2017	**	A)	A)	2016	**	A)	A)	2016 2017	**	**	A)	2016 2017	85% 78%	60% 58%	49% 47%
2018 2019	4.4	A)	4)	2018	A)	A)	4)	2018	(v	4)	A)	2018 2019	**	(v	A)	2018	71% 66%	55% 53%	46% 45%
2020	(v	**	**	2020	A)	**	**	2020	A)	**	**	2020 2021	••	()	**	2020	61% 57%	51% 50%	44% 43%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	1+	**	**	2022	54%	48%	42%
2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	()	**	**	2023 2024	52% 52%	47% 47%	41% 41%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	51% 51%	47% 48%	41% 41%
	O dv O site Gre Ab Planni Su Susta	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hour	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bidy at 0 inability at 0 'dable Hous	sing	Subsidy	at £36000 per u Sustai 409 70:30 (5 Val dv O Sit Gr At Plann S	ctare site @(35 5ross profit: (20 corption: 50 unit anning gain at 11 nit (rent) & & & & & & & & & & & & & & & & & & &	%) is p.a. jown jown jown jown jown jown jown jown	termedia	Vali dw 0 sit Gro Ab Planni Su Susta	ue Area: 0 rellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% bissidy at 0 sinability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 (dable Hous 0	ing
TEST	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDU	CTION TO AFFORI	DABLE
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP		DOWN DOWN OF CONTROL O	TION TO AFFORM MIDDLE 0'% 0'% 0'% 0'% 0'% 0'% 0'% 0'% 0'% 0'%	JABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
	-	-	-	o.	-	-	-	<u> 1</u> º	ı	/alue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 danning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0	, o	-	-	-	<mark>l</mark> o	UTG	0.78	- 0%

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab Planni Su Susta	ue Area: 0 veilings (0) den sos profit: 0 den		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta	te Area: 0 Billings (0) dpl. ss profit: 0 Ge (UP	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 realings (0) dph. sss profit: 0 sorption: 0	UP	0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	Je Area: 0 cellings (0) dph. se good policy (0) dph. se good policy (0) dph. se policy (0	UP	TEST - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 allings (0) dellings	_
0 0 0	50 dwellin	e Area: Two	ses)	0 0 0	dwelling	Area: Two	;)	0 0	Pi 0% Value dwelling	Jalue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0 Subsidy at 0 Sustainability Affordable Hot De Area: Two s (50 House	0 using	0	dwelling	P Area: Two	s)	0 0	dwelling:	0% 0% 0% 0%	0% 0% 0% 0%
Subsi	I.59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustalnabili	site @(35 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	PH) dpha. % init (intermediate r unit using	e) Subsi	.59 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabili	site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £600 per rdable Hou	H) dph. i. it (intermediate unit sing) Subsi	.59 Hectare Gross Absorption Planning dy at £0 per unit is Sustainabili	site @(35 Df profit: (20%) on: 50 units p.i g gain at 100% (rent) & £0 per unity at £600 per prdable Hou	PH) dph. a. init (intermediate) unit using	Subsid	.59 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabili	site @(35 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per erdable Hou	PH) dph. a. 6 nit (intermediate) unit using) Subsid	I.59 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustainabilit	site @(35 DF profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per un y at £600 per rdable Hou	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	11 SHEET 1 DOWN	GREENFIELD MIDDLE AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	11 SHEET 1 DOWN (INDUSTRIAL1 MIDDLE AA AA AY AY AY AY AY AY AY A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	11 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	DOWN OV V V V V V V V V V V V V	PDL MIDDLE O V V V V V V V O O O O O	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	11 SHEET 1 REDUC DOWN 73% 73% 86% 86% 88% 102% 123% 113% 102% 92% 84% 77% 67% 64% 64%	TION TO AFFOR MIDDLE 56% 58% 62% 63% 69% 77% 72% 68% 65% 65% 65% 65% 56% 56% 56% 65%	DABLE UP 49% 51% 53% 53% 56% 60% 58% 56% 51% 49% 48% 47% 47%
2025 2026	•)	::	**	2025	-)	**	**	2025 2026 Suit	50 ds 1.59 Hec G Abse Pla osidy at E0 per un Sustain 40%	Ilue Area: T wellings (50 Hou. irross profit: (20's orption: 50 units unning gain at 10 int (rent) & E0 p nability at E600 Affordable Ho ocial Rent to Inte	ises) DPH) dph. %) s p.a. D0% er unit (interme per unit	2025 2026 ediate)	(*	0	**	2025	62%	55% 56%	46% 46%
Subsi	50 dwellin 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per o ordable Hou	ses) PH) dph. .a. .a init (intermediate unit using	e) Subsi	dwelling .59 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	i) H) dph. it (intermediate alt) Subsi	dwelling 1.59 Hectare Gross Absorption Planning idy at £0 per unit if Sustainabi	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur lilty at £0 per u prdable Hou	S) PH) dph. a. it (intermediate) init ising	Subsid	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u	es) PH) dph. a. 6 init (intermediate) unit using) Subsid	dwelling: 1.59 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustalnabil	profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per un ity at £0 per u rdable Hou	t (intermediate)
2010 2011 2012 2013 2014 2015 2016	DOWN	GREENFIELD MIDDLE AA AB CV VV	UP	2010 2011 2012 2013 2014 2015 2016	DOWN	INDUSTRIAL1 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016	DOWN V V V V V V V V V V V V V	INDUSTRIAL2 MIDDLE AA AA AY AY AY AY	UP	2010 2011 2012 2013 2014 2015 2016	DOWN V V V V V V V V V V V V V	PDL MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016	DOWN 72% 77% 85% 87% 100% 120%	### TON TO AFFOR MIDDLE 56% 58% 62% 63% 68% 76% 74%	UP 49% 51% 53% 53% 56% 59% 58%
2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	(v (v (v (v (v A)	(v (v))))))))))))))))	A) A) A) AA AA AA	2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	A) A) A) AA AA AA	A) A) A) A) AA AA	2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	A) A) A) A) AA AA AA	A) A) A) AA AA	2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	(v) (v) (t) (t) (t) (t) (t) (t)	41 41 41 44 44 44 44	2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	100% 91% 83% 76% 71% 67% 64% 62% 61%	71% 68% 64% 62% 59% 57% 56% 55% 55%	56% 54% 52% 50% 49% 48% 47% 46% 46%
									Va 50 ds 1.59 Hec G Abse Pla osidy at E0 per ur Susta 40%	wellings (50 Houstare site @(35 Eiross profit: (205 orption: 50 units	WO ises) DPH) dph. %) s p.a. 100% er unit (interme er unit					- Park		-370	

Subsi	50 dwelling 59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. 6 nit (intermedial r unit using	te) Subsit	dwelling .59 Hectare Gross Absorptic Planning dy at £0 per unit i Sustainabilit 40% Affo	Area: Two s (50 Houses siste @(35 DP profit: (20%) on: 50 units p.a. g gain at 100% g gain at 100% y at £1800 per rdable Hou: Rent to Interior	H) dph. i. it (intermediate unit	e) Subsi	dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe	e Area: Two gs (50 House site @(35 D s profit: (20%) clon: 50 units p ng gain at 100% (rent) & E0 per u ity at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 nit (intermediate r unit) Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hor	es) PH) dph. .a. .a init (intermediate or unit unit unit unit unit unit unit unit) Subsid	dwelling 1.59 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	b) PH) dph. it (intermediate) unit sing
		GREENFIELD	un			INDUSTRIAL1				INDUSTRIAL2	Lin			PDL	Lun		REDUC	CTION TO AFFOR	DABLE UP
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP.	2010	DOWN .	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 64%	MIDDLE 49%	43%
2011 2012	**	**	**	2011 2012	A) (v	**	**	2011 2012	4.4	**	**	2011 2012	**	()	**	2011 2012	69% 77%	51% 54%	44% 46%
2013 2014	**	A }	A >	2013	(v	*)	* >	2013	• •	A)	A >	2013	**	(v	A)	2013	78% 91%	55% 60%	46% 48%
2015 2016	* *	(•	A)	2015	••	A)	* >	2015	••	A)	A)	2015 2016	••	**	(v	2015 2016	110%	67% 66%	51% 50%
2017	**	(*	A)	2017	**	.)	4)	2017	**	A)	* >	2017		**	A.)	2017	90%	62%	48%
2018 2019	**	* >	A)	2018	A P	A)	A >	2018	1 *	A)	A >	2018	**	1.4	A)	2018 2019	81% 74%	59% 56%	46% 45%
2020 2021	4.7	**	**	2020	A)	**	**	2020 2021	A)	**	**	2020 2021	••	() ()	**	2020 2021	67% 62%	54% 51%	43% 42%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	(*	**	**	2022	58%	49%	41%
2023 2024	* *	**	**	2023	*)	**	**	2023 2024	* *	**	**	2023	()	**	**	2023	55% 54%	48% 48%	40% 40%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	4.4	**	2025 2026	53% 53%	48% 49%	39% 39%
2026	**			2026				2026				2026		- ' '		2026	53%	49%	39%
Subsi	1															b) PH) dph. it (intermediate) unit sing			
																TEST	14 SHEET 1		
	DOWN	MIDDLE			DOWN	MIDDLE			DOWN	MIDDLE		1	DOWN	MIDDLE			DOWN	MIDDLE	UP
2010 2011	A)				A)				* >				(*					28% 30%	24% 25%
2012 2013	A)	**	**		4)	**	**		A)	**	**		••	**	**		47% 48%		
2014	• •	**	**	2014	A)	**	**	2014	* >	**	**	2014	**	**	**	2014	55%	35%	27%
2015 2016	**	**	* *	2015	(v	**	**	2015 2016	4.4	**	**	2015 2016	* *	4.7	**	2015 2016	66%	39% 37%	28% 27%
2017 2018	4.4	**	**	2017 2018	*)	**	**	2017 2018	A >	**	**	2017 2018	* *	**	**	2017 2018	53% 47%	35% 33%	26% 25%
2019	A)	**	* *	2019	A)	**	**	2019	A)		**	2019		**		2019	42%	31%	24%
2020 2021	* *	**	**	2020	*)	**	**	2020	* *	**	**	2020 2021	4 *	**	**	2020	38% 35%	30% 28%	23% 22%
2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	32%	27%	21%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	31% 30%	27% 26%	21% 21%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	30% 30%	27% 28%	21% 21%
	0 dw 0 site Gro Abs Plannir Su Susta 0% Affor	ie Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% boldy at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% boldy at 0 inability at 0 dable Hous 0	ing		1.59 He Ab Pi Sidy at EO per u Sustai 409 0:100 (S Val Gr Al Plann S Sust	dwellings (50 Ho do	DPH) dph. %) s p.a. 00% oer unit (interm) p per unit busing iermediate)		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bissidy at 0 ninability at 0 rdable Hou	ising		dw O site Gro Ab: Planni Su Susta 0% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 rdable Hous 0	ing
TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL 2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0			-	0		-	-	0		-	-	0	-		-	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-		0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0	-			0				0				0	-			0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-		0	-		-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-	-		0				0	-	-		0	0%	0%	0%
	-	-	-	<u>"</u>	-	-	-	o e	ī	O dwellings (0 o site @(0) dpi Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability as Affordable Ho) n.) 0%	, C	-	-	-	<u>"</u>	- Un	<u> </u>	U/6

1.59 F Subsidy at £ Su 40 70:30	O dwelling Hectare s Gross Absorption Planning EO per unit (i ustainability D% Affor (Social F	Area: Two gs (50 Hous site @(35 D profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou gent to Inter	ses) PH) dph. a. 6 nit (intermediate r unit) Subsi	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsii	dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe 0: 30 (Social	gs (50 House site @(35 D s profit: (25%) ion: 50 units p. og gain at 100% (rent) & £0 per u ty at £1800 pe prdable Hou Rent to Inte	es) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .59 Hectare Gross Absorpti Plannlin dy at £0 per unit i Sustainabilli 40% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	te) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin ly at £0 per unit (i Sustainabilli 40% Affc 0:30 (Social	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate unit sing
TEST 16 SH	HEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 81%	MIDDLE 59%	UP 51%
2011		1 *		2011		A >	4)	2011	**	A)	A >	2011		**	(*	2011	88%	62%	53%
2012		(+	4)	2012	**	A)	4)	2012	**	A)	4)	2012 2013	**	••	(*	2012	101%	67% 68%	56% 56%
	**	**	4)	2014	**	1 *	4)	2013	**	* *	A)	2014			(+	2014	127%	76%	59%
2015	~ ~	**	*)	2015	**	* *	* >	2015	**	* *	A >	2015	* *	**	**	2015	165% 147%	86% 84%	64%
2016	**		A):	2016 2017		1.4	A)	2016	**	**	A)	2016 2017			(+	2016	127%	79%	62% 59%
2018	~ ~	**	.)	2018 2019	~~	A)		2018	* *	4.4	A P	2018 2019	* *	**	(+	2018	110%	74%	57%
2019	**	- (-	A)	2020		A)	A >	2020	**	4.7	*>	2020			(v	2019	87%	67%	55% 53%
2021		4.4	A)	2021	(*	A)	A)	2021	1.4	A)	A)	2021 2022	••	••	A)	2021	79%	64% 61%	51% 49%
2022	1 *	*)	A)	2023	A >	4)	.,	2022	*)	4)	4)	2022			4)	2022	69%	59%	48%
2024	4.4	**	**	2024	* >	**		2024	* >	**	**	2024	**	()	**	2024	67%	58%	48%
2025 2026	(v	* *	A >	2025 2026	A)	**	**	2025 2026	A }	**	**	2025 2026	**	**	**	2025	66% 65%	58% 59%	47% 47%
	Value	Area: Two			Value	Area: Two		Sut	1.59 He Ab: Pl ssidy at E0 per u Sustai 409 70:30 (S	dwellings (50 Ho octare site @(35 Gross profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & E0 nability at E1800 & Affordable Ho cocial Rent to Inter Area: Two	DPH) dph. %) s.p.a. 00% per unit (interme per unit susing ermediate)	ediate)	Value	Area: Two			Value	e Area: Two	
1.59 F	O dwelling Hectare s Gross Absorption Planning	gs (50 Hous site @(35 D profit: (17%) on: 50 units p. gain at 100%	ses) PH) dph. a. 6 nit (intermediate		dwelling .59 Hectare Gross Absorption	s (50 House site @(35 Di profit: (17%) on: 50 units p. g gain at 100%	s) PH) dph. a.		dwelling .59 Hectare Gross Absorpt Planning	gs (50 House site @(35 D s profit: (17%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou	PH) dph.		dwelling .59 Hectare Gross Absorpti Plannin	s (50 House site @(35 D profit: (17%) on: 50 units p. g gain at 1009	es) PH) dph. .a. 6 nit (intermedia)		dwelling 1.59 Hectare Gross Absorpti Plannin	s (50 House: site @(35 DF profit: (17%) on: 50 units p.a g gain at 100%	s) PH) dph. i. it (intermediate
70:30	(Social F	ent to Inte	rmediate)	70	30 (Social I	Rent to Inter	mediate)	70	30 (Social	Rent to Inte	rmediate)	70	:30 (Social I	Rent to Inte	rmediate)	7	0:30 (Social	Rent to Inter	mediate)
TEST 17 SH	HEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1	CTION TO AFFOR	
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
2010	••	**	**	2010 2011	1.4	**	**	2010	1 *	**	**	2010 2011	••	()	**	2010	71%	56% 58%	49% 51%
2011	**	* * *	4.)	2012		* >	* *	2011	**	4.)	**	2011		(+	A.)	2012	83%	61%	53%
2013		4)	4)	2013 2014	**	A)	A)	2013	**	A)	A)	2013 2014	**	**	A) (v	2013	85% 97%	62% 68%	53% 56%
1015	**	~ ~	4)	2015	~ ~	. >	* >	2015	· ·	4.4	4)	2015		**	٠.	2015	115%	75%	59%
2016	• •	· ·	A)	2016 2017	**	A)	4)	2016 2017	**	(v	4)	2016 2017	**	••	(v	2016	107%	73%	58% 56%
2018	**	- (-	*)	2018	**	4)	* >	2018	**	4.)		2018	**		A)	2018	89%	67%	54%
2019		* *	A)	2019	(v	4)	4)	2019	4.4		A)	2019 2020	**	••	A)	2019	82%	64% 61%	52% 50%
2021	4 *		**	2021		**		2021	* >	**		2021		()		2021	70%	59%	49%
2022	*>	**	**	2022 2023	A)	**	**	2022 2023	* >	**	**	2022	(v	()	**	2022	66%	57% 56%	48% 47%
2024	* >		**	2024		**		2024	* >	**		2024	1.			2024	62%	55%	46%
	**	**	**	2025 2026	**	**	**	2025	**	**	**	2025 2026		()	**	2025 2026	61%	55% 56%	46% 46%
09	0 dw 0 site Gro Abs Plannir Su Susta	ie Area: 0 rellings (0)	sing		dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% boldy at 0 inability at 0 dable Hous 0	sing	Sut	Abb Pi sidy at E0 per u Sustai 409 70:30 (S Val dv O sit Gr Al Plann S Sustai	scrare site @(35 Gross profit: (17 sorption: 50 unit anning gain at 1 init (rent) & e nability at £1800 & Affordable Ho social Rent to init ue Area: 0 vellings (0) e/e @(0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rordable Hou 0	%) s p.a. 50% per unit (interme per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubskldy at 0 sinability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0	ing
TEST 18 SH	HEET 1	0		TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	REDU DOWN	CTION TO AFFOR	DABLE
. 📙	- NAMA	miDDCE	-	0	DOWN -	MIDDLE -	-	0	- DOWN	MIDDLE	- UP	o	- JOWN	MIDDLE -	-	0	0%	0%	0%
	-		-	0	-	-	-	0		-	-	0		-		0	0%	0%	0% 0%
	-			0				0				0				0	0%	0%	0%
	-		-	0	_	-	_	0		-	-	0	-	-	_	0	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
				0				0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
			-	0		-	-	0	-	-		0			-	0	0%	0%	0%
	-	-		0		-		0	-		-	0				0	0%	0%	0%
				0		-	-	0		-		0			-	0	0% 0%	0% 0%	0% 0%
				0				0				0	-			0	0%	0%	0%
	-		-	0			-	o	-	-		0			-	0	0%	0%	0%
	-	-	-	0	-	-	-	<mark>-</mark> [0	F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at 4 Affordable Ho	0 0	<u>1</u> 0	-	-	-	0	0%	0%	0%

Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorpt	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorpt	Value Area: 0 dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Absorpt	Value Area: 0 dwellings (0) dwellings (0) O site @(0) dph. Gross profit: 0 Absorption Absorpti
Value Area: 0 0 dwellings (0) 0 site ⊕(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	0 dwellings (0) 0 site @(0) qhh. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subulsky at 0		

Figure 18 - Sensitivity Testing

C	Value 15 dwellin .3 Hectare s	Area: Two gs (15 Hous	es)		15 dwelling 0.3 Hectare s	Area: Two gs (15 House	es)		15 dwellir 0.3 Hectare :	e Area: Two ngs (15 Hous site @(50 DP profit: (20%)	es)	(15 dwellin 0.3 Hectare s Gross	profit: (20%)	ses) PH) dph.		15 dwelling 0.3 Hectare si	Area: Two gs (15 House ite @(50 DPI profit: (20%)	es)
	Planning y at £0 per unit (Sustainabilit	at £1800 per rdable Hou	6 nit (intermediate) r unit using		Planning dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	it (intermediate unit sing		Plannin idy at £0 per unit Sustainabili	ty at £1800 per ordable Hou	nit (intermediate) unit sing		Plannin dy at £0 per unit Sustainabili	ty at £1800 per ordable Hou	6 nit (intermediate r unit u sing		Planning ly at £0 per unit (re Sustainability	y at £1800 per rdable Hou:	t (intermediate) unit s ing
	SHEET 1	GREENFIELD			1 SHEET 1	INDUSTRIAL1			1 SHEET 1	INDUSTRIAL2			1 SHEET 1	PDL			1 SHEET 1	TION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 55%	MIDDLE 40%	UP 35%
2011	4.)	**	**	2011	A)	**	**	2011	A)	**	**	2011	4.4	**	**	2011	55%	40%	35%
2012 2013	**	**	**	2012 2013	A >	**	**	2012	1 *	**	**	2012 2013	• •	**	**	2012 2013	68% 70%	45% 46%	38% 38%
2014 2015	**	4.1		2014	.)	4.)		2014	4.4	4.4	**	2014 2015	**	**	4.)	2014	71%	47% 60%	38% 44%
2016	**	*)	A)	2016	V V	* >	A)	2016	• •	A)	A >	2016	**	(*	A)	2016	105%	58%	43%
2017 2018	**	*)	4)	2017 2018	(•	* >	4)	2017	• • •	4)	* >	2017 2018	• •	1 *	A)	2017	91% 78%	55% 52%	41% 40%
2019 2020	4 *	* *		2019 2020	A)	4.4		2019	A)	4.4	4)	2019 2020	**	.)	.,	2019	69% 62%	49% 47%	38% 36%
2021	A.)	**	**	2021	A)	**	**	2021	* >	**	**	2021	4+	**	**	2021	56%	44%	35%
2022 2023	4)	**	**	2022 2023	A)	**	**	2022	A >	**	**	2022 2023	A)	**	**	2022	52% 48%	42% 41%	34%
2024	**	**	**	2024	**	**		2024	**	**	**	2024	**	**	**	2024	46%	40%	33%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	45% 45%	39% 40%	32% 32%
Subsic	Absorption: 50 units p.a. Part P																		
	Planning gain at 100% Susdainability at E1800 per unit (enth expert unit unit (enth expert unit unit (enth expert unit unit unit unit (enth expert unit unit unit unit unit unit unit uni															TEST	2 SHEET 1		
	Planning gain at 100% Subsidy at 60 per unit (entermodate) Subsidy at 60 per unit (enternodate) Subsidy at 60 per unit (entern															-	DOWN	TION TO AFFORI	DABLE UP
2010 2011	÷	Planning gain at 100% Planning gain at 100%															55% 56%	40% 41%	35% 35%
2012	1 *	**	**	2012	* >	**	**	2012	4.4	**	**	2012	**	**	**	2011	68%	45%	38%
2013 2014	**	**	**	2013	*) (v	* *	**	2013	1 *	**	**	2013 2014	**	**	**	2013	70% 74%	46% 47%	38% 39%
2015 2016	••	A)	4)	2015 2016	**	4)	4)	2015 2016	••	A)	A >	2015 2016	••	4 *	4)	2015 2016	117%	59% 58%	44% 43%
2017	**	A >	* >	2017	**		* >	2017	**	4)	* >	2017	**	4.*		2017	90%	55%	41%
2018 2019	4.4	*)	A)	2018 2019	4)	4)	->	2018	**	4)	A >	2018 2019	**	4.7	4)	2018	78% 68%	52% 49%	39% 38%
2020 2021	4.5	**	**	2020 2021	A)	**		2020 2021	A >	**	**	2020 2021	••	**	**	2020	61% 55%	46% 44%	36% 35%
2022	4)	**	**	2022	A)	**	**	2022	A P	**	**	2022	A)	**	**	2022	51%	42%	34%
2023 2024	4.4	**	**	2023 2024	**	**	**	2023 2024	* *	**	**	2023 2024	4.4	**	**	2023	48% 46%	40%	33%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	45% 45%	39% 40%	32% 32%
	Value	Area: Two			Value	Area: Two		Sul	15 d 0.3 Hed 0 Abs Plat bsidy at E0 per u Sustain 30% 70:30 (S	wellings (15 Houtare site @(50 E foress profit: (20 forestion: 30 units anning gain at 10 nit (rent) & E0 pability at £1800 & Affordable Hoocial Rent to Interest Two	ises) PH) dph. %) s p.a. 10% er unit (interme per unit using ermediate)	diate)	V-I	e Area: Two			Value	Area: Two	
Subsic	15 dwellin 3 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainabilit 30% Affo	gs (15 Hous te @(50 DP profit: (20%) n: 70 units p gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit init (intermediate) r unit using) Subsid	15 dwelling 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit; 30% Affo	gs (15 House ite @(50 DP profit: (20%) in: 70 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) H) dph. a. it (intermediate unit sing	s) Subs	15 dwellir 0.3 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili 30% Affo	ngs (15 Hous site @(50 DF profit: (20%) on: 70 units p g gain at 100% (rent) & £0 per un ty at £1800 per prdable Hou	es) H) dph. a. hit (intermediate) unit	Subsid	15 dwellin 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	igs (15 House site @(50 DF profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per uity at £1800 per prdable Hou	ses) PH) dph. a. 6 nit (intermediate r unit using		15 dwelling 0.3 Hectare si Gross Absorptio Planning ly at £0 per unit (re Sustainability 30% Affor	gs (15 House ite @(50 DPI profit: (20%) in: 70 units p.a gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	es) H) dph. t (intermediate) unit sing
	:30 (Social F SHEET 1		mediate)): 30 (Social F 3 SHEET 1		mediate)		0:30 (Social 3 SHEET 1		mediate)		0:30 (Social 3 SHEET 1		mediate)		0:30 (Social R		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	1	DOWN	TION TO AFFORI MIDDLE	UP
2010 2011	4)	**	**	2010 2011	A)	**	**	2010	A }	**	**	2010	1 *	**	**	2010 2011	55% 55%	40% 40%	35% 35%
2012 2013	4 ¥	**	**	2012 2013	A >	**	**	2012 2013	1+	**	**	2012 2013	**	**	**	2012 2013	68% 70%	45% 46%	38% 38%
2014 2015	**	**	**	2014 2015	* F	A A	**	2014 2015	4 ¥	**	**	2014 2015	**	**	**	2014 2015	70% 119%	47% 60%	38% 44%
2016 2017	**	A)	A)	2016 2017	**	A)	*)	2016 2017	**	A)	A)	2016 2017	**	1 *	A)	2016 2017	107% 92%	59% 55%	43% 41%
2018		-)	4)	2018	(*	A)	-)	2018	• •	^)	.,	2018	V V	(•	4)	2018	79% 70%	53% 49%	40% 38%
2020	A)	**	**	2020	A)	**	**	2020	* >	**	**	2020	· ·	**	**	2020	62%	47% 47% 45%	37% 35%
2022	4)	**	**	2022	A >	**	**	2022	A)	**	**	2022	A)	**	**	2022	52%	43%	34%
2023 2024	* *	**	**	2023 2024	* *	**	**	2023 2024	* *	**	**	2023 2024	* *	**	**	2023 2024	48% 47%	41% 40%	33% 33%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	45% 45%	40% 40%	32% 32%
								Sul	15 d 0.3 Hed 0.3 Hed Abs Pla Pla bsidy at E0 per u Sustair 30%	wellings (15 Hou tare site @(50 E Gross profit: (20' corption: 70 unit: anning gain at 10 nit (rent) & E0 p abbility at E1800 a Affordable Ho ocial Rent to Int	ises) iPH) dph. %) is p.a. ion or	diate)							

Subsi	15 dwellin 1.3 Hectare s Gross Absorpti Plannin ly at £0 per unit Sustainabili 30% Affo	e Area: Two ags (15 Hous site @(50 DP profit: (20%) on: 50 units p.a ag gain at 50% (rent) & £0 per ur brdable Hou Rent to Inter	es) H) dph. a. it (intermediate) unit using	Subsid	dwelling 0.3 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per un y at £1800 per rdable Hou	s) H) dph. i. it (intermediate unit sing	e) Subsi	dwelling 0.3 Hectare Gross Absorpti Plannli dy at £0 per unit Sustainabili 30% Affo	e Area: Two ps (15 House site @ (50 DP profit: (20%) on: 50 units p ng gain at 50% (rent) & £0 per unit try at £1800 per profable Hou Rent to Inter	s) H) dph. a. iit (intermediate) unit sing	Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. nit (intermediate r unit using) Subsic	dwelling: 0.3 Hectare si Gross Absorptio Plannin dy at £0 per unit (ro Sustainability	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per rdable Hou	s) H) dph. i. it (intermediate unit sing
TEST	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1			4 SHEET 1	INDUSTRIAL2			4 SHEET 1	PDL			4 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	4)	**	**	2010 2011		**	**	2010	4)	**	**	2010	1.	**	**	2010	51% 52%	39% 39%	34% 34%
2012	4.4	**		2012	* >		**	2012	. >		**	2012	· ·	**	**	2012	62%	43%	37%
2013 2014	1 *	**	**	2013 2014	4)	**	**	2013	4)	**	**	2013		**	**	2013	64% 64%	44% 45%	37% 37%
2015	**	A >	A)	2015	**	A)	* >	2015		A)	* >	2015	••		* >	2015	100%	56%	42%
2016 2017	* *	A):	4)	2016 2017	4 +	4)	4)	2016 2017	**	4)	A } A }	2016 2017	• •	1 *	4)	2016	91% 80%	55% 52%	41% 40%
2017		4)	4)	2017	A)	4)	4)	2017	1 -	4)	A P	2017		A)	*,	2017	71%	50%	38%
2019	4.4	**	**	2019		**	**	2019	. >	**	**	2019	**	**	**	2019	64%	47%	37%
2020 2021	A)	**	**	2020	*)	**	**	2020	A)	**	**	2020	4+	**	**	2020	57% 53%	45% 43%	36% 34%
2022	* >	**		2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	49%	41%	33%
2023	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023	46% 44%	39% 39%	32% 32%
2024	**	**	**	2025	**	**		2025		**	**	2025		**	**	2024	43%	38%	32%
2026	**	**	**	2026	**	**	**	2026	^^	1 Andrea: T	**	2026	**	**	**	2026	43%	39%	32%
(15 dwellin 1.3 Hectare s Gross Absorpti	e Area: Two igs (15 Hous site @(50 DP profit: (20%) on: 50 units p.a.	es) H) dph. a.	C	dwelling 0.3 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	s) H) dph.		pisidy at £0 per u Sustair 30% 70:30 (S Value dwelling 0.3 Hectare s Gross Absorpti	orption: 50 unit: anning gain at 5 init (rent) & £0 p abbility at £1800 affordable Hc ocial Rent to Int e Area: Two gs (15 House site @(50 DF) profit: (20%) on: 50 units p. g gain at 200%	oner unit (interme per unit using ermediate) S) H) dph.		dwelling 0.3 Hectare s Gross Absorpti	profit: (20%) on: 50 units p.	es) PH) dph. a.		dwellings 0.3 Hectare si Gross Absorption	profit: (20%) on: 50 units p.a	s) H) dph. ı.
70	ly at £0 per unit Sustainabili 30% Affo	g gain at 200% (rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) · unit I sina	70	dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	unit sing	70	dy at £0 per unit Sustainabili 30% Affo	g gain at 200% (rent) & £0 per ui ty at £1800 per ordable Hou Rent to Inter	it (intermediate) unit sing	70	dy at £0 per unit	ty at £1800 pe ordable Hou	nit (intermediate r unit using	7	dy at £0 per unit (re Sustainability	y at £1800 per rdable Hou	it (intermediat unit s ina
		GREENFIELD	r			INDUSTRIAL1				INDUSTRIAL2				PDL	1		REDUC	TION TO AFFOR	
010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 43%	UP 37%
011 012		**	**	2011 2012	*)	**	**	2011	* >	**	**	2011	**	**	**	2011	63%	43% 49%	37% 40%
013		A)	->	2013	- ;;	4)		2013		4)	A >	2013		A)	4)	2013	86%	50%	41%
014	**	4)	4)	2014 2015	* *	4)	4)	2014	**	4)	A }	2014 2015	**	(*	A)	2014	86%	51%	41% 48%
016	**	4.4	A >	2016	• •	A >		2016	• •	A >	A }	2016	• •	~ ~	A >	2016	152%	67%	46%
017 018	**	A)	A)	2017	**	A)	A)	2017	**	A)	A >	2017		4.5	A)	2017	122%	63% 58%	44% 42%
19		*	* >	2019	• •		* >	2019		A >	* >	2019	• •	4.4	A >	2019	83%	55%	40%
020 021	4.7	A }	A)	2020 2021	A)	A)	A)	2020	4 *	4)	A >	2020 2021	• • •	A)	A)	2020	72% 64%	51% 48%	39% 37%
022	*)	**	**	2022	* >	**	**	2022	* >	**	**	2022	(v	**	**	2022	57%	46%	36%
023	*)	**	**	2023 2024	A)	**	**	2023	A)	**	**	2023 2024	4 +	**	**	2023	53% 51%	44% 43%	34% 34%
025	* >	**	**	2025 2026	* >	**	**	2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	49% 49%	42% 43%	34% 34%
								Sut	15 d 0.3 Hed 0.3 Hed O Abs Pla Sidy at E0 per u Sustair 30%	wellings (15 Hou trare site @(50 E cross profit: (20 croption: 50 unit: anning gain at 20 p abbility at £1800 a Affordable Ho ocial Rent to Int	ses) PH) dph. 6) p.a. 10% er unit (interme per unit using	diate)							
	15 dwellin 1.3 Hectare s Gross Absorpti Plannin at £48500 per unit	e Area: Two lgs (15 Hous site @(50 DP profit: (20%) on: 50 units p.i g gain at 100% (rent) & £26000 per ty at £1800 per	es) 'H) dph. a unit (intermediate		0.3 Hectare s Gross Absorptio Planning at £48500 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per	H) dph. i. unit (intermediat	a) Subsidy	Value dwelling 0.3 Hectare s Gross Absorpti Plannin at £4850 per unit Sustainabili	e Area: Two ps (15 House site @(50 DF profit: (20%) on: 50 units p. pg gain at 100% (rent) & £26000 per ty at £1800 per	s) H) dph. a. unit (intermediate)	(Subsidy	0.3 Hectare s Gross Absorpti Plannin r at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe	PH) dph. a. 6 r unit (intermediate		Absorptio Planning by at £48500 per unit (Sustainability	profit: (20%) on: 50 units p.a gain at 100% rent) & £26000 per v at £1800 per	unit (intermediat
	:30 (Social S SHEET 1	Rent to Inter	mediate)		:30 (Social F 6 SHEET 1	INDUSTRIAL1	mediate)		6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	PDL	rmediate)		0:30 (Social R 6 SHEET 1 REDUC	CTION TO AFFOR	mediate)
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 30%	MIDDLE 27%	UP 25%
011 012	4)	**	**	2011 2012	A)	**	**	2011	A)	**	**	2011 2012	4+	**	**	2011	30% 37%	26% 29%	25% 27%
013	A)	**	**	2013	A)	**	**	2013	. >	**	**	2013	4+	**	**	2013	38%	30%	27%
014 015	* *	**	**	2014 2015	*) (v	**	**	2014	* * *	**	A A	2014 2015	(v	A.)	**	2014	39% 64%	30% 39%	27% 32%
016 017	1.4	A }	A)	2016 2017	A)	A)	A)	2016	4+	A)	A }	2016 2017	**	A)	A)	2016 2017	60% 53%	39% 37%	31% 31%
018	A)	**	**	2018	* >	**		2018	* >	**	**	2018	~ ~	**	**	2018	48%	36%	30%
019 020	A)	**	**	2019 2020	4)	**	**	2019 2020	A)	**	**	2019 2020	(v	**	**	2019 2020	43% 40%	34% 33%	29% 28%
021	*)	**	**	2021			**	2021	->		**	2021	* >		**	2021	37%	32%	28%
)22)23	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	35% 34%	31% 30%	27% 27%
024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	* *	**	**	2024	33%	30%	27%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	32% 32%	30% 30%	26% 26%
								Subsidy	15 d 0.3 Hed 0 Abs Pla at £48500 per u Sustain 30%	wellings (15 Hou- trare site @(50 E bross profit: (20' corption: 50 unit: anning gain at it anti (rent) & E260 hability at E1800 b Affordable Ho- ocial Rent to Int	ses) PH) dph. 6) p.a. 10% 100 per unit (int per unit	ermedia	ate)						

	15 dwellin 1.3 Hectare s Gross Absorpti Plannin at £25000 per unit	e Area: Two gs (15 Hous site @(50 DP profit: (20%) on: 50 units p., g gain at 100% (rent) & £22000 per cy at £1800 per	es) PH) dph. a. 6 r unit (intermediat		dwelling 0.3 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	S) H) dph. a. unit (intermedia)		dwelling D.3 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Two gs (15 House site @(50 DF s profit: (20%) ion: 50 units p. ng gain at 1000 c (rent) & £22000 pe ty at £1800 pe	s) 'H) dph. a. current (intermediate		dwelling 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	PH) dph. a. unit (intermediate		dwelling 0.3 Hectare s Gross Absorptio Planning by at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	s) H) dph. i. unit (intermediate)
70	30% Affo	rdable Hou Rent to Inter	ısing	70	30% Affo 30% Social I	rdable Hou	sing	7/	30% Aff	ordable Hou Rent to Inte	ising	70	30% Affo 30% Social I	rdable Hou	using	7	30% Affo 0:30 (Social F	rdable Hou	sing
TEST	SHEET 1	GREENFIELD	mediate)	TEST	7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1	PDL PDL	imediate)		7 SHEET 1		
	DOWN	MIDDLE	UP	┧	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	A)	**	**	2010 2011	A >	**	**	2010	A P	**	**	2010 2011	4.)	**	**	2010	41% 40%	32% 32%	29% 29%
2012 2013	4)	**	**	2012	A)	**	**	2012	A)	**	**	2012	**	**	**	2012	49% 51%	36% 37%	32% 32%
2014 2015	A >	**	**	2014	A >	**		2014	* >	**	**	2014	• •	**	**	2014	51%	37% 47%	32% 37%
2016		4)	* >	2016		A >	A >	2016		A)	* >	2016	• • •	(*	A >	2016	78%	47%	36%
2017 2018	1.	A >	A)	2017	A)	A)	4)	2017 2018	4 +	A >	A P	2017 2018	**	A)	4)	2017 2018	69% 60%	45% 43%	35% 34%
2019 2020	*)	**	**	2019 2020	*)	**	**	2019	A)	**	**	2019 2020	• •	**	**	2019	54% 49%	41% 39%	33% 32%
2021	* >	**	**	2021	<u> </u>	**	**	2021	* >	**	**	2021	*>	**	**	2021	45%	37%	31%
2022 2023	* *	**	**	2022	**	**		2022		**	**	2022	**	**	**	2022	42% 40%	36% 35%	30% 29%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	39% 38%	34% 34%	29% 29%
2026	**	**	**	2025			- ::	2026	**	alue Area: 1	**	2026	**	**	**	2025	37%	34%	29%
Subsidy	15 dwellin 1.3 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit 30% Affo	e Area: Two gs (15 Hous lite @(50 DP profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. b b c unit (intermediate unit unit unit unit unit unit unit unit	e) Subsidy	dwelling 0.3 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	s) H) dph. a. unit (intermedial unit	le) Subsidy	at £25000 per u Sustain 30% 70:30 (S Value dwelling 0.3 Hectare: Gross Absorpti Plannir at £36000 per unit Sustainabilli 30% Affe	anning gain at 1 init (rent) & E22 canability at £1800 6 Affordable He docial Rent to Init e Area: Two gs (15 Houses siste @ (50 Df ps profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £24000 pe try at £1800 pe Drdable Hou Rent to Inte	000 per unit (ini per unit per unit pussing permediate) S) PH) dph. a. b. c. unit (intermediate unit (intermediate)	() Subsidy	Value dwelling 0.3 Hectare s Gross Absorpti Plannin at £36000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per ordable Hou	es) PH) dph. a. a. funit (intermediator unit vanit unit unit unit unit unit unit unit u	e) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning by at £36000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	S) H) dph. I. unit (intermediate) unit sing
TEST :	SHEET 1	GREENFIELD	mediate)	TEST	8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		iniediate)		8 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP	┧	DOWN	INDUSTRIAL1 MIDDLE	UP	=	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	A)	**	**	2010 2011	A >	**	**	2010	A P	**	**	2010 2011	4.)	**	**	2010	36% 35%	30% 29%	27% 27%
2012 2013	4)	**	**	2012 2013	A)	**	**	2012	* >	**	**	2012	4 *	**	**	2012	44% 45%	33% 33%	29% 30%
2014 2015	A }	**	**	2014	A)	**	**	2014	* >	**	**	2014 2015	(v	**	**	2014	46%	34% 43%	30% 34%
2016	Ť	A >	A.)	2016	(*	A >	A >	2016	**	4)	A >	2016	**	4)	A >	2016	70%	43%	34%
2017 2018	1+	* *	* *	2017	*>	* *	.,	2017	(v	**	* *	2017 2018	**		**	2017 2018	61% 55%	41% 39%	33% 32%
2019 2020	4)	**	**	2019 2020	A)	**	**	2019	A)	**	**	2019 2020	1 *	**	**	2019 2020	49% 45%	38% 36%	31% 30%
2021 2022	* >	**	**	2021 2022	A }	**	**	2021	* >	**	**	2021 2022	* >	**	**	2021 2022	42% 39%	35% 34%	29% 29%
2023	**	**	**	2023	**	**		2023	**	**	**	2023	**	**	**	2023	37%	32%	28%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	36% 35%	32% 32%	28% 28%
2026	**	**	**	2026	**	**		2026	**	alue Area: 1	**	2026	**	**	**	2026	35%	32%	28%
	O dv O site Gre Ab Planni Su Susta	Le Area: 0 vellings (0) e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable House	sing		dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous		Subsidy	0.3 Hec Abs Pli at £36000 per u Sustaii 30% 70:30 (S Val dv O sit Gn Ab Plann Si	wwellings (15 Ho Gross profit: (20 scorption: 50 unit anning gain at 1 init (rent) & E24 nability at E14 tocial Rent to Ini ue Area: 0 vellings (0) cs profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 sinability at 1 ordable Hou rdable Hou rdable Hou	iPH) dph. %) s p.a. 200% 100 per unit (inition) 100 per unit wising 100 per unit wising 100 per unit wising	termedia	Valu dw 0 site Gro Ab Planni Su Suste	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous	iing
TEST	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	1		MIDDLE	UP UP
0 0 0 0	- - - - - - -	-	-	0 0 0 0 0 0 0	- - - - - - - -	- - - - - - -	-	0 0 0 0 0 0		-	-	0 0 0	- - - - - - -	- - - - - - -	-	0 0 0	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%
0 0 0 0 0	- - - - - -	-	-	0 0 0 0 0 0 0 0 0	- - - - - -		-	0 0 0 0 0 0 0 0 0		-	- - - - - -	0 0 0 0	- - - - - -	- - - - - -	-	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%
0	-	-		0	-	-		0	-	-	-	0	-	-		0	0% 0%	0% 0%	0% 0%
									F	O dwellings (0, 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at 0 4 Affordable Ho	0								

TEST	0 dv 0 site Gre Ab Planni Se Susta	ue Area: 0 wellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 einability at 0 rdable Hou 0	sing	TEST	dw O site Gro Ab: Plannii Su Susta	le Area: 0 ellings (0) ellings (0) ellings (0) for the construction of the constructio	sing	TEST	dv O sit Gr Ab Plann Si Sust	ue Area: 0 vellings (0) e @(0) dph. osss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 inability at 0 rdable Hou 0	sing	TEST	dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. osss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 0 rdable Hour	sing	TEST	dw O site Gro Ab: Plannii Su Susta O% Affor	le Area: 0 ellings (0) ellings (0) ellings (0) for ellings (0)	_
	DOWN	GREENFELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	F		0 0		DOWN	PDL MIDDLE	UP		NEDOLO NE	TION TO AFFORM MIDOLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	AND LE UP
Subsit	Value Area: Two 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subably at £0 per unit (rent) &10 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)															t (intermediate)			
	Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rem) & £00 per unit (remediate) Sustainability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 GREENPIELD DOWN MIDUS EN PLAN MIDUS																		
	DOWN		UP		DOWN		UP		DOWN		UP		DOWN		UP	-		MIDDLE	DABLE UP
	* >	* *	* *		A >	**	* *		* >	**	**			**	**		53%	40% 40%	34% 35%
2012	(*	**	**	2012	4)	**	**	2012	A)	**		2012	**	**	**	2012	65%	44%	37%
2013	4.4	**	**	2013	A >	**	**	2013	* >	**	**	2013	**	**	**	2013	68% 67%	45%	38%
2014 2015	**	**	**	2014 2015	A)	A A	**	2014	* *	**	A A	2014	**	1 *	**	2014	110%	46% 58%	38% 43%
2016	**	A >		2016	**	A >		2016	* *	. >	A >	2016	~ ~	4.4	A >	2016	99%	57%	42%
2017 2018	**	A)	4)	2017 2018	(+	A)	4)	2017	1.4	A)	A)	2017 2018	**	4.4	A)	2017	86% 75%	54% 51%	41% 39%
2019	1 *	<u> </u>	* >	2019	A)	. >	4)	2019	* >	A)	* >	2019	**	4)	* >	2019	66%	48%	37%
2020	4)	**	**	2020 2021	A)	**	**	2020 2021	A >	**	**	2020 2021	4.4	**	**	2020	60% 54%	46% 44%	36% 35%
2022	4)	**	**	2022	A)	**		2022	* >	**	**	2022	->	**	**	2022	50%	42%	34%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	47%	40%	33%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	45% 44%	39% 39%	32% 32%
2026	**	**	**	2026	**	**	**	2026	**		**	2026	**	**	**	2026	44%	39%	32%
	Value	e Area: Two			Value	Area: Two		Sul	15 d 0.3 Hed 0 Abs Pli osidy at EO per u Sustai 30% 70:30 (S	wellings (15 Ho trare site @(50 I fross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & £0 g nability at £600 of Affordable Ho ocial Rent to Init e Area: Two	uses) DPH) dph. %) s p.a. DOW eer unit (interme per unit busing ermediate)	ediate)	Value	e Area: Two			Value	Area: Two	
	15 dwellin 0.3 Hectare s	igs (15 Hous	ses)		dwelling 0.3 Hectare s	s (15 Houses	s)		dwelling 0.3 Hectare	s (15 House	s)		dwelling 0.3 Hectare	s (15 House	s)		dwelling 0.3 Hectare s	s (15 Houses	;)
	Gross	profit: (20%)		,	Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)	
		on: 50 units p. g gain at 1009				on: 50 units p.a g gain at 100%				on: 50 units p. g gain at 1009				on: 50 units p. g gain at 100%			Absorption Planning	on: 50 units p.a g gain at 100%	i.
Subsi	dy at £0 per unit Sustainah	(rent) & £0 per u ility at £0 per i	nit (intermediate) unit	Subsi	dy at £0 per unit (Sustainabi	rent) & £0 per un lity at £0 per u	it (intermediate	e) Subs	idy at £0 per unit Sustainah	(rent) & £0 per u ility at £0 per i	nit (intermediate) init	Subsid	dy at £0 per unit Sustainah	(rent) & £0 per u ility at £0 per u	nit (intermediate)) Subsic	dy at £0 per unit (r Sustainahi	ent) & £0 per uni lity at £0 per u	t (intermediate)
70	30% Affo 30 (Social	ordable Hou	ısing	70	30% Affo 0:30 (Social F	rdable Hou	sing	7	30% Affo 0:30 (Social	ordable Hou	ısing	70	30% Affo 0:30 (Social I	ordable Hou	ısing	7	30% Affo '0:30 (Social F	rdable Hous	sing
	12 SHEET 1	concro mile	euiate)		12 SHEET 1	CAL TO HITEE	euiate)		12 SHEET 1		euiate)		12 SHEET 1	concrete miles	euiate)		12 SHEET 1	cont to miter	induate)
	DO:::::	GREENFIELD		1	DC::::	INDUSTRIAL1		4	DC::::	INDUSTRIAL2		4	perior.	PDL		4		TION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	A >	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP AA	2010	53%	39%	34%
2011		**	**	2011	**	**	**	2011	* >	**	**	2011	4.4	**	**	2011	53%	39%	34%
2012 2013	(*	**	**	2012 2013	*>	**	**	2012	* >	**	**	2012 2013	••	**	**	2012 2013	64%	44% 45%	37% 37%
2014		**	**	2014	A)	**	**	2014	* >	**	**	2014	**	**	**	2014	66%	45%	37%
2015 2016	**	A)	A >	2015 2016	**	A)	4)	2015		A)	A >	2015 2016	**	4 *	4)	2015	106%	57% 56%	43% 42%
2016	**	A)	4)	2016	**	A)	4)	2016	**	4)	4)	2016	••	1+	4)	2016	83%	53%	42%
2018	**	A F	*)	2018	* >	A >	*)	2018	4 🕶	A >	41	2018	**	A.)	41	2018	74%	50%	39%
2019 2020	4.7	**	**	2019 2020	**	**	**	2019	4)	**	**	2019	4.4	* *	**	2019	66% 59%	48% 45%	37% 36%
2021	A)	**	**	2021	A)	**	**	2021	A >	**	**	2021	4+	**	**	2021	54%	43%	35%
2022 2023	.,	**	**	2022 2023	^)	**	**	2022	.,	**	**	2022 2023	44	**	**	2022 2023	50% 47%	41% 40%	34%
2023	**		**	2023			**	2023	**	**		2023		**		2023	45%	40% 39%	33%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	44%	39%	32%
2026	**	**	**	2026	**	**	**	2026	Vá	ilue Area: 1	wo	2026	**	**	**	2026	44%	39%	32%
								Sul	0.3 Hed (Abs Planting Sidy at E0 per u Sust 30%	wellings (15 Ho stare site @(50 I Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & E0 I ainability at E0 I ocial Rent to Inf	OPH) dph. %) s p.a. D0% per unit (interme per unit	ediate)							

Table 1964 Table Tabl	Subsid	15 dwellin 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per erdable Hou	ses) PH) dph. a. 6 init (intermediate) r unit using) Subsid	dwelling 0.3 Hectare s Gross Absorptic Plannia dy at £0 per unit (Sustainabilit 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) H) dph. i. it (intermediate unit	e) Subsi	dwelling 0.3 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 30% Affo 0:50 (Social	e Area: Two ps (15 House site @(50 DF profit: (20%) ion: 50 units p. iog gain at 1009 (rent) & £0 per u ty at £1800 pe prdable Hou Rent to Inte	es) PH) dph. a. bi init (intermediate) r unit using	Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannid dy at £0 per unit Sustainabili 30% Affo 0:50 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. .a init (intermediate or unit using	s) Subsid	dwelling: 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainability 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	d) dph. (intermediate) unit sing
The content of the	TEST	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST		CTION TO AFFORE	DABLE
The content of the	2010	DOWN			2010	DOWN			2010	DOWN			2010	DOWN		UP	2010	DOWN 48%	MIDDLE 35%	
10 12 12 13 13 13 13 13 13	2011	* >	**	**	2011		**	**	2011		**	**	2011	4 =	**	**	2011	48%	35%	30%
10 10 10 10 10 10 10 10		1 *																		
10 10 10 10 10 10 10 10	2014			**	2014		**	**	2014		**	**	2014	••	**	**	2014		40%	33%
April			* >			**		.,			4)				4.4			102%		
1	2017	**	* >		2017	(v		A)	2017	**	A)		2017		A >		2017	78%	47%	35%
March 1		**												••				67%		
Value Area Two	2020													1.			2020			31%
10 1 1 1 1 1 1 1 1 1																				
Mail	2023																2023		35%	
1.5								**										40%		28%
1.	2026								2026								2026		34%	
Absorption: 50 units p.a.	C	15 dwellin 3.3 Hectare s	gs (15 Hous ite @(50 DF	ses)	(dwelling 3.3 Hectare s	s (15 House: ite @(50 DP	5)		0.3 Hed Abs Pli- ssidy at £0 per u Sustain 30% 50:50 (S Value dwelling 0.3 Hectare	ctare site @(50 l Gross profit: (20 corption: 50 unit anning gain at 1 unit (rent) & £0 p nability at £1800 6 Affordable He cocial Rent to Int e Area: Two gs (15 House site @(50 DF	OPH) dph. %) s p.a. 00% oer unit (interme per unit busing ermediate)		dwelling 0.3 Hectare s	ıs (15 House site @(50 DF	es) PH) dph.		dwelling: 0.3 Hectare s	s (15 Houses ite @(50 DPF) H) dph.
Column MODE 10 10 10 10 10 10 10 1	0:	0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Absorption: 50 u															t (intermediate) unit sing			
100 1		Sustainability at £1800 per unit 30% Affordable Housing 30% Affordab																REDUC		
1	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 29%	MIDDLE 21%	
200	2011			**	2011			**	2011			**	2011		**	**	2011	30%	21%	17%
1014		4)				4)														
1985 1		A >		**			**					**		4.4						
10 1 1 1 1 1 1 1 1 1		1.	* >					* >		1 *	4)			**						
1979														~ ~						20%
2022																				
2022																				
2006																				
Value Area: 0 O dwellings (D) O site @(O) dph. O site @(O) dph																				
Value Area: 0 Object Obj															**			23%		15% 15%
15 description 15 d	2026	**	**	**	2026	**	**	**	2026		1		2026	**	**	**	2026	22%	20%	15%
DOWN MODULE UP DOWN		0 dv 0 site Gro Ab: Planni Su Susta 0% Affor	vellings (0) a @(0) dph. as profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hou	sing		dw O site Gro Ab: Plannii Su Susta O% Affor	ellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous	ing		0.3 Hec Absolute Abso	ctare site @(50 I Gross profit: (20 oroption: 50 unit anning gain at 1 init (rent) & E0 j hability at £1800 6 Affordable Huccial Rent local veellings (0) e @(0) dph. oss profit: 0 soroption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	OPH) dph. %) s p.a. 500% ser unit (interme) b per unit susing ermediate)		dw O site Gro Ab Planni Su Susta O% Affo	rellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elbsidy at 0 elanability at 0 erdable Hou			dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	ing
0 0	TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFORE	ABLE
0		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN 0%	MIDDLE	UP
0	o				o o	-		-	o	-			o	-			ō	0%		
0	0				0		-	-	0			-	0	-	-	-	0	0%		
0	0	-	-		0		-		0	-			0		-		0		0%	0%
0	0	-	-	-	0	-	-	-	0				0		-	-	0	0%		
0	0	-	-		0	-	-		0	-			0		-		0		0%	0%
0	0				0		-	-	0				0		-		0			
0	0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0			
0	0				0		-	-	0				0		-		0			
0 0 - 0 0 0 0 - 0 - 0 0 - 0	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		0%
0 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	0	-	-	-	0	-	-		0				0	-	-		0		0%	0%
0.70 Actordable Housing	0	-	-	-	0	-	-	-	lo .	F	0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at) 1. 0%	0	-	-	-	O	0%	0%	0%

Subsic	15 dwellin 1.3 Hectare s Gross Absorpti Plannin ly at £0 per unit s Sustainabilit	profit: (25%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Ho	ses) PH) dph. .a. .a. was in the control of the	s) Subsi	dwelling: 0.3 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) "H) dph. a. bit (intermediate unit	e) Subsi	dwelling 0.3 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit unit using	e) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate)
TEST	16 SHEET 1		iniediate)	TEST	16 SHEET 1		mediate)	TEST	16 SHEET 1		i mediate)	TEST	16 SHEET 1		iniediate)		16 SHEET 1		
	DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
2010	**	**	**	2010	A >	**	**	2010	4.4	**	**	2010	• •	**	**	2010	61%	42%	36%
2011		A >	.,	2011	A)	**	**	2011	A >	**	**	2011	**	**	**	2011	62% 80%	42% 48%	36% 39%
2013	**	* >	* >	2013	**	* >	*>	2013	* *	* >	* >	2013	* *	4.4	* >	2013	84% 85%	49%	40%
2014 2015	**	A) (v	4)	2014	**	A)	4)	2014	**	A)	A)	2014 2015	**	1 +	A)	2014	85% 178%	50%	40% 47%
2016	~ ~		A >	2016	**	* >	* >	2016	* *	A >	A >	2016	• •	~ ~	* >	2016	149%	65%	45%
2017 2018		4+	4)	2017	**	A >	A)	2017	**	A)	A)	2017 2018			A)	2017	120%	62% 57%	43% 41%
2019		A >		2019	**	* >		2019	• • •		A >	2019	**	4.4	.,	2019	82%	53%	39%
2020 2021	4 +	A }	4)	2020 2021	A)	4)		2020 2021	4 +	4)	A)	2020 2021	**	4.4	A)	2020	70% 62%	50% 47%	38% 36%
2022	<u> </u>			2022	4)		* *	2022	4)	**		2022	4.*	**		2022	56%	45%	35%
2023 2024	* >	**	**	2023 2024	A)	**	**	2023 2024		**	**	2023 2024	4.4	**	**	2023 2024	52%	43% 42%	34% 33%
2024	4)		**	2024	A)	**	**	2024	* >	**	**	2024	*)	**	**	2024	50% 48%	42%	33%
2026	* >	**	**	2026	*)	**	**	2026	*)	1 Area:	**	2026	* >	**	**	2026	48%	42%	33%
								Sul	0.3 Hed (Abs Plants Sustain 30%	nability at £180 Affordable H	OPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)							
70.9 Value Area: Two Val																			
	15 dwellin	gs (15 Hou	ses)		dwellings	s (15 House	es)		dwelling	s (15 House	es)		dwelling	s (15 Houses	;)				
	Gross	profit: (17%)		l '	Gross	profit: (17%)			Gross	profit: (17%)		,	Gross	profit: (17%)			Gross	profit: (17%)	
		on: 50 units p				n: 50 units p.i gain at 100%			Absorpti	ion: 50 units p ig gain at 1009	a.			on: 50 units p. g gain at 1009				on: 50 units p.a g gain at 100%	
Subsid	ly at £0 per unit	(rent) & £0 per u	unit (intermediate) Subsi	dy at £0 per unit (rent) & £0 per ur	nit (intermediat	e) Subsi	idy at £0 per unit	(rent) & £0 per u	nit (intermediate)	Subsi	dy at £0 per unit	(rent) & £0 per u	nit (intermediate	e) Subsid	ly at £0 per unit (r	ent) & £0 per un	t (intermediate)
	30% Affo	y at £1800 pe rdable Ho	er unit using		30% Affo	y at £1800 per rdable Hou	unit Ising		30% Affo	ty at £1800 pe ordable Hou	r unit using		30% Affo	ty at £1800 pe ordable Hou	r unit using		30% Affo	y at £1800 per rdable Hou	unit sing
70	:30 (Social I 7 SHEET 1	Rent to Inte	rmediate)	70	0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)	70	0:30 (Social	Rent to Inte	rmediate)): 30 (Social	Rent to Inte	rmediate)	70	0:30 (Social F	Rent to Inter	mediate)
IESI	I / SHEET 1	GREENFIELD		IESI	1/ SHEET 1	INDUSTRIAL1		IESI	17 SHEET 1	INDUSTRIAL2		IESI	17 SHEET 1	PDL		IESI	17 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 34%
2010	4)		**	2010	4)	**	**	2010	* >	**	**	2010	1.4	**	**	2010	52% 52%	39% 39%	34%
2012	(∀	**	**	2012	A >	**	**	2012	* >	**	**	2012	**	**	**	2012	62%	44%	37%
2013 2014	1.	**	**	2013 2014	4)	**	**	2013 2014	A >	**	**	2013 2014	**	**	**	2013 2014	64%	45% 45%	37% 37%
2015	**	A P		2015	~ ~		A >	2015	* *		* >	2015	• •	4 *	.,	2015	100%	56%	43%
2016 2017		A)	4)	2016	1.4	A >	A)	2016	• •	A)	A)	2016 2017	**	4 ¥	A)	2016	91%	55% 52%	42% 40%
2018	(*	A >		2018	A >	A >		2018	4.4	A >	A >	2018	* *	A >	4.)	2018	71%	50%	39%
2019 2020	4)	**	**	2019	4)	**	**	2019	A >	**	**	2019 2020	1.	**	**	2019	64% 58%	47% 45%	37% 36%
2021	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	*>	**	**	2021	53%	43%	35%
2022 2023	4.4	**	**	2022	**		**	2022	**	**	**	2022	**		**	2022	49% 46%	41% 40%	34% 33%
2024	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	45%	39%	32%
2025 2026	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025	44%	39% 39%	32% 32%
	Val i 0 dv	ue Area: 0 vellings (0)			Valu dw	ne Area: 0		Sul	0.3 Hec Abs Pir bsidy at E0 per u Sustail 30% 70:30 (S Val	wellings (15 Ho ctare site @(50 i Gross profit: (17 forption: 50 unit anning gain at 1 init (rent) & E0 i nability at £180i & Affordable H bocial Rent to In ue Area: 0 vellings (0)	OPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)	Val i dw	ue Area: 0 rellings (0)				ue Area: 0 ellings (0)	
	0 site	e @(0) dph.			0 site	@(0) dph.			0 sit	e @(0) dph.			0 sit	e @(0) dph.			0 site	@(0) dph.	
	Ab	ss profit: 0 sorption: 0			Abs	ss profit: 0 sorption: 0			Al	oss profit: 0 osorption: 0			Ab	oss profit: 0 sorption: 0			Abs	ss profit: 0 sorption: 0	
		ng gain at 0% ibsidy at 0				ng gain at 0% bsidy at 0				ing gain at 0% ubsidy at 0				ng gain at 0% ubsidy at 0				ng gain at 0% bsidy at 0	
	Susta	ainability at 0 rdable Hou	isina		Susta	inability at 0	eina		Sust	ainability at 0 rdable Hou	eina		Susta	ainability at 0 rdable Hou	eina		Susta	inability at 0	ina
		0	9			0	9			0	9			0	9			0	9
TEST	18 SHEET 1	GREENFIELD		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
0		-	-	0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0%	0% 0%
0				0				0				0				6	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-		0		-	-	0	-	-	-	0	0%	0%	0%
0				0		-		0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0		-		0		-		0		-	-	-	0%	0%	0%
0		-		o	-			0	-			0	-			0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-			ō	-			ő	-			ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				U	0% 0%	0%	0% 0%
	-	-		<u> </u>	_	-	_	_		Value Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 flanning gain at Subsidy at 0) n.)	<u></u>	_	-	_	r			
										Sustainability a Affordable Ho	0								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0	u	0 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0	0	0	0 0% 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0%
	°	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
0	0 -	0	0 -	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0		

Figure 19 - Sensitivity Testing

	50 dwellin 11 Hectare : Gross Absorpti Plannin	Area: Two gs (50 Hous site @(50 D profit: (20%) on: 50 units p. g gain at 1009	ses) PH) dph. a.		50 dwellin .11 Hectare : Gross Absorptio Planning	profit: (20%) on: 50 units p.a gain at 100%	es) PH) dph.		50 dwellir .11 Hectare Gross Absorpti Plannir	e Area: Two ngs (50 Hous site @(50 D profit: (20%) ion: 50 units p. ng gain at 100%	es) PH) dph.		50 dwellin .11 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	ses) PH) dph. a.		50 dwelling 1.11 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a ggain at 100%	es) PH) dph.
	Sustainabilit 30% Affo	rent) & £0 per u y at £1800 pe rdable Hou Rent to Inter	using		30% Affo	y at £1800 per rdable Hou	unit sing		Sustainabili 30% Affo	(rent) & £0 per u ty at £1800 per ordable Hou	unit		30% Aff	ty at £1800 per ordable Hou	r unit using		30% Affor	y at £1800 per rdable Hou:	unit sing
	SHEET 1	GREENFIELD	rmediate)): 30 (Social F 1 SHEET 1	INDUSTRIAL1	mediate)		1 SHEET 1	Rent to Inter	mediate)		1 SHEET 1	PDL PDL	rmediate)		0:30 (Social R		
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 63%	MIDDLE 46%	UP 39%
2011	•••	**	**	2011	<u> </u>	**	**	2011	1.	**	**	2011	**	**	**	2011	69%	48%	41%
2012 2013	**	A P	4)	2012 2013	**	4)	4)	2012	• •	A)	A >	2012 2013	• •	1 *	A)	2012	79% 81%	52% 53%	43% 43%
2014 2015		4.4	4)	2014 2015	**	4)	4)	2014 2015		A)	A }	2014 2015	**	* *	A)	2014	98% 130%	59%	46% 49%
2016	÷÷	4.4	A)	2016	· · ·	A >	A)	2016	- · ·	A)	A >	2016	**	**	A.)	2016	115%	65%	48%
2017 2018		* >	4)	2017	**	A)	4)	2017	•••	4)	* >	2017 2018		1 *	A)	2017	98% 86%	62% 58%	46% 44%
2019	1.4	A)	A)	2019 2020	4.7	A)	4)	2019	4 *	A)	A }	2019 2020	**	(*	A)	2019	76% 68%	54% 52%	42% 40%
2021	A)	**	**	2021	A >	**	**	2021	* >	**	**	2021	**	**	**	2021	61%	49%	39%
2022 2023	*)	**	**	2022 2023	*)	**		2022 2023	A)	**	**	2022 2023	4+	**	**	2022 2023	57% 54%	47% 46%	38% 37%
2024 2025	4.)	**	**	2024 2025	4)	**	**	2024 2025		**	**	2024 2025	4)	**	**	2024 2025	52% 51%	45% 45%	37% 36%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	**	**	**	2026	51%	46%	36%
Planing gain at 100%. Value Area: TWO Value Area: TWO															PH) dph. it (intermediate) unit sing				
	Planning gain at 100% at Down Life (intermediate) at Down Life (intermediate) Subsidy at Dop runit (rent) &															TEST	2 SHEET 1		
2010	DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 46%	UP 40%
2011		* >	A)	2011	A)	4)	A)	2011	4.4	A)	A >	2011	**	(*	A)	2011	72%	49%	41%
2012 2013		* >	*)	2012 2013	**	A)	4)	2012	**	A)	A >	2012 2013	**	1 *	4)	2012	80% 86%	52% 54%	43% 44%
2014	**	A.)	*)	2014 2015	**	A)	A)	2014	~ ~	A)	A >	2014 2015	**	* *	A.)	2014 2015	107%	61%	47% 48%
2016		(*	A)	2016	• • •	A)	4)	2016		4)		2016		**	A)	2016	108%	64%	47%
2017		* >	*)	2017 2018	**	A)	*)	2017	**	A)	A >	2017 2018	**	4.4	4)	2017	93% 81%	60% 56%	45% 43%
1019	**	* >	.,	2019 2020	A)	A >	.,	2019	(v	.,	A >	2019 2020	**	(*	.,	2019	72% 65%	53% 51%	41% 40%
021	4.)	**	**	2021	* >	**		2021	A >	**	**	2021	1+	**	**	2021	60%	48%	38%
1022	A)	**	**	2022 2023	A)	**	**	2022 2023	A)	**	**	2022 2023	4+	**	**	2022	55% 53%	46% 45%	37% 37%
1024	A >	**	**	2024	A P		**	2024	A >	**	**	2024	A >	**		2024	51%	45%	36%
2025 2026	* >	**	**	2025 2026	A)	**	**	2025 2026	*>	**	**	2025 2026	4)	**	**	2025 2026	51% 50%	45% 46%	36% 36%
	50 dwellin 11 Hectare : Gross Absorptic Planning at £0 per unit (Sustainabilit	Area: Two (50 Hous site @(50 D profit: (20%) on: 70 units p. g gain at 1009 rent) & £0 per u y tal 1800 pe rdable Hou	ses) PH) dph. a. 6 nit (intermediate) r unit		50 dwellin .11 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p.a gain at 100%	es) PH) dph. a. iit (intermediate unit	1	1.11 He () Abs Pi ssidy at E0 per u Sustai 30% 70:30 (\$ Valu 50 dwellir .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	wellings (50 Ho) care site @(50 Gross profit: (20 corption: 30 unit init (rent) & £0 p anability at £1800 b Affordable Ho colal Rent to Int e Area: Two ngs (50 Hous site @(50 D p: profit: (20%) ion: 70 units p g gain at 100 (rent) & £0 per u ty at £1800 per	PH) dph. (%) p.a. (%) p.a. (%) p.a. (%) per unit (interme per unit using ermediate) (%) PH) dph. (%) a. (%) in the (intermediate) (unit	1	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 70 units p. g gain at 100%	ses) PH) dph. a. init (intermediate r unit		50 dwelling 1.11 Hectare s Gross Absorptio Planning dy at £0 per unit (ro Sustainability	profit: (20%) on: 70 units p.a g gain at 100%	es) PH) dph. i. it (intermediate unit
	30 (Social F SHEET 1	Rent to Inte	rmediate)): 30 (Social F 3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1	Rent to Inter	rmediate)		0:30 (Social F 3 SHEET 1	Rent to Inter	mediate)
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	4)	**	**	2010 2011	1+	**	**	2010 2011	**	**	**	2010 2011	64% 68%	46% 48%	39% 41%
2012 2013	**	* >	A)	2012 2013		A)	4)	2012 2013	**	A)	A >	2012 2013	**	1 *	4)	2012	79% 82%	52% 53%	43% 43%
2014	**	4.4	* * * * * * * * * * * * * * * * * * * *	2014 2015	**	A)	* * *	2014 2015	**	* * *	* >	2014 2015	**	1 *	*)	2014	95% 138%	58% 69%	46% 50%
2016	**	(v	4)	2016	**	A)	4)	2016	**	4)	A)	2016 2017	* *	* *	A.)	2016	122%	67% 63%	49% 47%
1018 1019			4)	2018		2)		2018		4)	A)	2018	••	17	4)	2018	89%	59% 56%	45% 43%
1020	1.	*)	4)	2020	4 ¥	4)	4)	2020	A)	4)	*)	2020	**	1+	*,	2020	70%	53%	41%
1021 1022	A }	**	**	2021 2022	A)	**	**	2021 2022	* >	**	**	2021 2022	(*	**	**	2021 2022	63% 58%	50% 48%	40% 38%
023 024	4)	**	**	2023 2024	<u> </u>	**		2023 2024	4)	**	**	2023 2024	17	**	**	2023 2024	54% 53%	46% 45%	37% 37%
2025 2026	* *	**	**	2025 2026	**	**	**	2025 2026	* *	**	**	2025 2026	* *	**	**	2025 2026	51% 51%	45% 46%	37% 36%
								Sut	50 d 1.11 He (Abs Planting Sidy at E0 per u Sustain 30%	alue Area: T wellings (50 Hoi ctare site @ (50 Gross profit: (20 corption: 70 unit anning gain at 11 init (rent) & £0 p aability at £1800 6 Affordable Ho cocial Rent to Int	ises) DPH) dph. %) s p.a. D0% er unit (interme per unit	diate)							

bsidy at S	O dwellin Hectare Gross Absorpti Plannir £0 per unit ustainabilit	e Area: Two gs (50 Hous site @(50 D profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per	es) PH) dph. a. nit (intermediate		dwelling 1.11 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabilli	profit: (20%) on: 50 units p.a ng gain at 50% (rent) & £0 per unity at £1800 per	S) PH) dph. a. nit (intermediate unit		dwelling .11 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	e Area: Two gs (50 House site @(50 Di profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per	S) PH) dph. a. it (intermediate		dwelling .11 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe	es) PH) dph. a. init (intermediater unit)		dwelling 1.11 Hectare Gross Absorpti Plannir dy at £0 per unit (i Sustainabilli	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per unity at £1800 per	s) PH) dph a. hit (interme
70:30	(Social I	rdable Hou Rent to Inter			0:30 (Social I	rdable Hou Rent to Inter		70	0:30 (Social	ordable Hou Rent to Inter	mediate)		0:30 (Social	Rent to Inte			0:30 (Social)	rdable Hou Rent to Inter	
ST 4 SH	EET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDU	CTION TO AFFOR	RDABLE
,	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 59%	MIDDLE 44%	UP 389
	4.*	**	**	2011	* >	**	**	2011	* >	**	**	2011	••	**	**	2011	64%	46%	409
3	**	* *	**	2012	A)		**	2012	1 *		**	2012	**		**	2012	72% 73%	49% 50%	419
1	• •	A >	. >	2014	* *	A.)	* >	2014	* *	.,	A >	2014	• •	4 *		2014	88%	56%	449
	**	(v		2015	**	A)	4)	2015	**	A)	A >	2015			A >	2015	109% 99%	63% 61%	479
	~ ~	* >	* >	2017	**	* >	* >	2017	**	A)	A >	2017	••	4.4	A >	2017	87%	58%	449
	1 *	A >	* >	2018	4 +	4)	4)	2018	**	A)	A >	2018	~~	4)	A)	2018	77% 70%	55% 52%	429
	A >	**	**	2020	A.)		**	2020			**	2020	••	**	**	2020	63%	49%	39
	A)	**	**	2021	A >	**	**	2021	A >	**	**	2021	1 *	**	**	2021	58% 54%	47% 45%	38
	A >	**	**	2023		**	**	2023	* >	**	**	2023	A >	**	**	2023	51%	44%	369
	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	50% 49%	43% 43%	36
		**		2026	**	**		2026	**		**	2026	**		**	2026	48%	44%	36
	O dwellin Hectare Gross Absorpti Plannin	e Area: Two gs (50 Hous site @(50 D profit: (20%) on: 50 units p. g gain at 200%	es) PH) dph. a.		dwelling 1.11 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 200%	s) PH) dph. a.		309 70:30 (S Value dwelling 1.11 Hectare Gross Absorpt Plannir	hability at £1800 6 Affordable Ho ocial Rent to Int e Area: Two gs (50 House site @(50 Di profit: (20%) ion: 50 units p. ig gain at 200%	using ermediate) s) PH) dph.		dwelling .11 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	es) PH) dph. .a. 6		dwelling 1.11 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.: g gain at 200%	s) PH) dph a.
3 3	ustainabilit 0% Affo (Social I	(rent) & £0 per u ry at £1800 per ordable Hou Rent to Inter	r unit I sing	7/	Sustainabilit 30% Affo 0:30 (Social	ty at £1800 per ordable Hou	unit Ising	70	Sustainabili 30% Affe	(rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	unit sing	70	dy at £0 per unit Sustainabili 30% Affo 0:30 (Social 5 SHEET 1	ty at £1800 pe ordable Hou	r unit using	7	dy at £0 per unit (i Sustalnabilit 30% Affo 0:30 (Social i 5 SHEET 1	ty at £1800 per ordable Hou	unit Ising
		GREENFIELD		.231		INDUSTRIAL1	1			INDUSTRIAL2				PDL	1	.231	REDU	CTION TO AFFOR	
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	73%	MIDDLE 50%	U 42
	**	A)	A)	2011	* *	A)	4)	2011	* *	A)	A }	2011	**	1+	4)	2011	82% 98%	52% 57%	43 46
	**	A)	*)	2013	**	*>	* >	2013	• •	A)	A P	2013 2014	**	**	A.)	2013	101% 131%	59%	46 49
	V V	V V	*)	2015	~ ~	4 Y		2015	• •	* *	A)	2015	**		4 Y	2015	206%	79%	54
	**	* *	A)	2016	• •	4.7	4)	2016	• •	**	A }	2016	**	**	A)	2016	168% 134%	76% 71%	52 49
	**	4 +	A)	2018	* *	A)	A)	2018	**	A)	A >	2018 2019	••	••	A)	2018	109%	65% 61%	47 45
	· ·	A >	A)	2020		A >		2020		. >	A >	2020	**	(*	A.)	2020	80%	57%	43
	(v	* >	4)	2021	* >	*)	4)	2021	*)	A)	A }	2021	**	4 ¥	A)	2021	71% 64%	54% 51%	41
	A)	**	**	2023	A >	**	**	2023 2024	A)	**	**	2023	1+	**	**	2023	60% 58%	49% 48%	39
	*)	**	**	2025	A P	**	**	2024 2025 2026	A)	**	**	2024	1+	**	**	2024	56% 56%	48% 48% 49%	38
	Value	Area: Two			Value	e Area: Two	•	Sul	50 c 1.11 He Ab: Osidy at E0 per u Sustai 309 70:30 (S	Alue Area: T wellings (50 Hou ctare site @(50 I cross profit: (20' corption: 50 unit: anning gain at 20 init (rent) & E0 p ability at E1800 cocial Rent to Inte e Area: Two	ises) DPH) dph. %) s p.a. 00% er unit (interm per unit using ermediate)	ediate)	Value	a Area: Two			Value	e Area: Two	
1.11 dy at £4 S	O dwellin Hectare Gross Absorpti Plannin 8500 per unit ustainabilit 0% Affo	gs (50 Hous site @(50 D) profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pei yrdable Hou Rent to Inter	es) PH) dph. a. funit (intermediate runit) unit	e) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin (at £48500 per unit Sustainabilit	IS (50 House site @(50 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	S) PH) dph. a. crunit (intermediate unit	e) Subsidy	dwelling 1.11 Hectare Gross Absorpt Plannir vat £48500 per unit Sustainabili 30% Affe	gs (50 House site @(50 Di profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £2600 per prdable Hou Rent to Inter	S) PH) dph. a. unit (intermediate unit	s) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili	IS (50 House site @(50 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £26000 pe ty at £1800 pe ordable Hou	PH) dph. a. i. ir unit (intermedia r unit unit	te) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin	IS (50 House site @(50 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per by at £1800 per prdable Hou	s) PH) dph a. r unit (interi
T 6 SH		GREENFIELD			6 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL			6 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 35%	MIDDLE 30%	U 28
	A)	**	**	2011	A)	**	**	2011	A)	**	**	2011	(+	**	**	2011	38% 43%	31% 34%	29
	* >	**	**	2013	* >	**	**	2013	* >		**	2013		**	**	2013	44%	34%	31
	**	A >	4)	2014	* *	A >	4)	2014	**	4)	A >	2014 2015		A)	A)	2014	55% 73%	38% 44%	33 36
	**	A)	4)	2016 2017	(v	A)	A)	2016	••	A)	4)	2016 2017	**	4+	A)	2016	67% 59%	44% 42%	35 34
	4.4	* >	* >	2018	* >		* >	2018	*)	* >	* >	2018	~ ~	* >	* >	2018	53%	40%	33
	A)	**	**	2019 2020	* >	**	**	2019 2020	* >	**	**	2019 2020	(+	**	**	2019 2020	48% 45%	38% 37%	32°
	* *	**	**	2021	* *	**	**	2021 2022	* *	**	**	2021	*)	**	**	2021	42% 39%	36% 35%	31
	**	**	• •	2023	* *	**	**	2023	**	**		2023		**	**	2023	38%	34%	30
	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	37% 37%	34% 34%	30
	**			2026	**	**	**	2026 Subsidy	50 c 1.11 He Ab: PI at £48500 per u	alue Area: T hwellings (50 Hou ctare site @(50 I Gross profit: (20' corption: 50 unit: anning gain at 10 nit (rent) & £260 nability at £1800	ises) DPH) dph. (6) s p.a. 100% 1000 per unit (ir	2026 termedia	ate)		**	2026	36%	34%	30

	50 dwellin .11 Hectare Gross Absorpti	profit: (20%) on: 50 units p. g gain at 100%	ses) PH) dph. a. 6		dwelling .11 Hectare : Gross Absorpti	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a.		dwelling 1.11 Hectare Gross Absorpt	profit: (20%) ion: 50 units p. ig gain at 1009	es) PH) dph. a.		dwelling .11 Hectare Gross Absorpti	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. .a.		dwellings 1.11 Hectare s Gross Absorption	profit: (20%) on: 50 units p.a g gain at 100%	H) dph.
70	Sustainabilit 30% Affo 30 (Social I	rdable Hou	using		Sustainabilit	y at £1800 per rdable Hou	unit sing		Sustainabili	ty at £1800 pe	r unit Jsing		Sustainabili	ty at £1800 pe ordable Hou	r unit using		Sustainability	y at £1800 per rdable Hou	unit sing
	7 SHEET 1	GREENFIELD	illeulate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	inediate)		7 SHEET 1	PDL PDL	imediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 47%	MIDDLE 37%	UP 33%
2011	4.)	**	**	2011	4)	**	**	2011	* >	**	**	2011	**	**	**	2011	51%	38%	34%
2012 2013	1 *	**	**	2012 2013	4)	**		2012	A >	**	**	2012 2013	••	**	**	2012	58% 60%	41% 42%	36% 36%
2014	* *	A >	4)	2014	(*	4)	4)	2014	• • •	A)	A)	2014	• • •	٠,٠	A)	2014	73%	47% 54%	38% 41%
2016	* *	A F		2016	* *	* >	* >	2016	* *	A >	4.)	2016	• •	(=		2016	86% 76%	53%	40%
2017 2018		*>	A >	2017 2018	(v	A)	4)	2017	4 *	A)	A >	2017 2018	**	(+	A)	2017 2018	67%	50% 47%	39% 38%
2019 2020	4.7	* *	* *	2019	A)	4.4	.,	2019	* >	4.4	4.5	2019 2020	4.4	*)	* *	2019	60% 54%	45% 43%	37% 35%
2021 2022	A)	**	**	2021 2022	A)	**	**	2021 2022	A)	**	**	2021 2022	4+	**	**	2021 2022	50% 47%	41% 40%	34% 34%
2023	**	**	**	2023		**	* *	2023		**		2023		**	**	2023	44%	39%	33%
2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	43% 43%	39% 38%	33% 33%
2026	**	**	**	2026	**	**	**	2026	Va	alue Area: 1	Two	2026	**	**	**	2026	42%	39%	33%
	50 dwellin .11 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per	ses) PH) dph. a. 6 r unit (intermediate		dwelling .11 Hectare Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermedial	1	at £25000 per u Sustaia 30% 70:30 (S Value dwelling 1.11 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili	hability at £1800 of Affordable Hocal Rent to Interpreted to Interpreted Strategy (50 House site @(50 D) on: 50 units p. gg gain at 1000 (cent) & £24000 pe ty at £1800 pe	000 per unit (int o per unit o per unit o per unit o pusing lermediate) Des) PH) dph. a. 6 6 6 6 6 7 unit (intermediate) 7 unit	1	Value dwelling .11 Hectare Gross Absorpti Plannia y at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe ty at £1800 pe	es) PH) dph. .a. .a. .ar unit (intermediat er unit		dwellings 1.11 Hectare s Gross Absorptio Planning y at £36000 per unit () Sustainability	profit: (20%) on: 50 units p.a g gain at 100%	H) dph. unit (intermediate)
	:30 (Social I	rdable Hou Rent to Inter			:30 (Social I				0:30 (Social	Rent to Inte	using rmediate)		0:30 (Social I	Rent to Inte	rmediate)		0:30 (Social R	rdable Hou Rent to Inter	mediate)
TEST 8	8 SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDUC	TION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 41%	MIDDLE 34%	UP 31%
2011 2012	4.7	**	**	2011	A)	**	**	2011	A >	**	**	2011 2012	4 *	**	**	2011	45% 51%	35% 38%	32% 33%
2013	(₹	**	**	2013	. >	**	**	2013	* >	**	**	2013	• •	**	**	2013	52%	38%	33%
2014 2015		A >	A)	2014 2015	A)	*)	4)	2014	**	A)	A)	2014 2015	**	(*	A)	2014	64% 85%	43% 50%	36% 39%
2016 2017	* *	A P	A)	2016	(*	A)	4)	2016	4.*	A)	A }	2016 2017	••	1 +	A)	2016	77% 68%	49% 46%	38% 37%
2018 2019	(v		.,	2018 2019	A)	.,	.,	2018	A)	.,	* *	2018 2019	••	* *	*)	2018	61% 54%	44% 42%	36% 35%
2020	A)	**	**	2020	A >	**	* *	2020	* >	**		2020	4 *	**	**	2020	50%	40%	34%
2021 2022	A >	**	**	2021 2022	A)	**	**	2021	A >	**	**	2021 2022	4 ¥	**	**	2021	46% 43%	39% 37%	33% 32%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	41% 41%	37% 36%	32% 31%
2025 2026	**	**	**	2025 2026	**	**		2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	40% 40%	36% 37%	31% 31%
	0 dv	ue Area: 0 vellings (0) e @(0) dph.			dw	ue Area: 0 ellings (0) e @(0) dph.		Subsidy	50 d 1.11 He (Abs Pl: at £36000 per u Sustain 30% 70:30 (S Val	alue Area: 1 wellings (50 Ho ctare site @(50 Gross profit: (20 torption: 50 unit anning gain at 1 nining gain at 1 anbility at £1800 6 Affordable H ocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph.	uses) DPH) dph. %) s p.a. 00% 000 per unit (int per unit	termedia	Vali dv	ue Area: 0 rellings (0) e @(0) dph.			dwe	ne Area: 0 ellings (0) e @(0) dph.	
	Gro Ab Planni Su Susta	ess profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hour	sing		Gro Ab Planni Su Susta	iss profit: 0 sorption: 0 ing gain at 0% ibsidy at 0 inability at 0 rdable Hous	sing		Gri Alt Plann Si Sust	oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		Gro Ab Planni Su Susta	oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou			Gros Abs Plannir Sui Sustai	ss profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	ing
TEST	9 SHEET 1	GREENFIELD MIDDLE	UP -	TEST 0	9 SHEET 1	INDUSTRIAL1 MIDDLE	UP	TEST	9 SHEET 1	INDUSTRIAL2 MIDDLE		TEST	9 SHEET 1	PDL MIDDLE	UP	TEST	9 SHEET 1 REDUC	O CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0%
0 0 0	-	-	-	0 0 0 0	-	-	-	0 0 0 0 0 0 0	-	-	-	0 0 0	-	-	-	0 0 0	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0%
0 0 0	- - - - - -	- - - - -	-	0 0 0 0 0	- - - - - -	-	-	0 0 0 0 0 0				0 0 0		- - - - - - -		0 0 0 0 0	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0%
3	-	-	-	, and a second	-	-	-	*	F	Jalue Area: O dwellings (0 O site @ (0) dpt Gross profit: 0 Absorption: 0 rianning gain at Subsidy at 0 Sustainability at Affordable Ho) n. 0 0%	, P	-	-	-	-l'		- CR	0.00

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) velling	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ne Area: 0 Billings (0) Billing	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gre Gre Gre Ab Planni Susta Susta O'M Affor 10 SHEET 1 DOWN	ue Area: 0 vellings (o) e (e)(o) (o) ng gain at 0% sosrption: 0 ng gain at 0% sosidy at 0 ng basidy at	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) rell	Sing UP	TEST -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -0 -	dw O site Gro Ab: Plannii Su Susta O% Affor	pe Area: 0 ellings (0) ellings	_
Subsi	Value Area: Two															t (intermediate) unit sing mediate)			
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021	DOWN		UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021	DOWN A } (v (v vv vv vv A }		UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021	DOWN 4 v 4 v v v v v v v 4 v A b		UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021	** ** ** ** ** ** ** ** ** **	MIDDLE A A (v (v v v v v v v A A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021	DOWN	MIDDLE	UP 39% 40% 42% 42% 45% 45% 45% 45% 45% 43% 42% 39% 80% 39%
2022 2023 2024 2025 2026	A) A) A) AA	**	**	2022 2023 2024 2025 2026	A) A) AA	**	**	2022 2023 2024 2025 2026	50 d 1.11 Hec G Abs	alue Area: T wellings (50 Houctare site @(50 I corpsion: 50 unit: anning gain at 10	uses) DPH) dph. %) s p.a.	2022 2023 2024 2025 2026	(v)	**	**	2022 2023 2024 2025 2026	56% 53% 51% 50% 50%	46% 45% 44% 44% 45%	37% 37% 36% 36% 36%
Subsi	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	ses) PH) dph. .a. 6 init (intermediate unit using	e) Subsi	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabil	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	i) H) dph. it (intermediate alt	1 Subsi	osidy at £0 per un Sustain 30% 70:30 (Sc Value dwelling 1.11 Hectare: Gross Absorptic Plannin dy at £0 per unit (Sustainabi	nit (rent) & EO p nability at E000 6 Affordable Ho ocial Rent to Int e Area: Two ys (50 House siste @(50 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & EO per utility at EO per utility birdable Hou	er unit (interme per unit pussing ermediate)) S) PH) dph. a. b. init (intermediate) unit	1 Subside	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	es) PH) dph. a. 6 init (intermediate) unit using) Subsid	dwelling 1.11 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018	DOWN (v v v v v v v v v	GREENFIELD MIDDLE AA AA AB AB AB AB AB AB AB A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018	DOWN A } A Y A Y A Y A Y A Y A Y A Y A Y A Y A Y	INDUSTRIAL1 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018	DOWN A) A) VV VV VV VV VV	INDUSTRIAL2 MIDDLE AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018	DOWN YY YY YY YY YY YY YY YY YY	PDL MIDDLE AA 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018		TION TO AFFOR MIDDLE 45% 45% 50% 51% 65% 63% 59% 56% 56%	DABLE UP 39% 40% 42% 42% 45% 45% 45% 45% 43%
2019 2020 2021 2022 2023 2024 2025 2026	4) 4) 4) 4)	A A A A A A A A A A A A A A A A A A A	^^ ^^ ^^ ^^ ^^	2019 2020 2021 2022 2023 2024 2025 2026	A) A) A) A) A) A) A) A)	AA AA AA	A) AA AA AA	2019 2020 2021 2022 2023 2024 2025 2026		AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^ ^ ^ ^ ^	2019 2020 2021 2022 2023 2024 2025 2026	(v (v (v A) A)	1	***	2019 2020 2021 2022 2023 2024 2025 2026	72% 65% 59% 55% 52% 51% 50% 49%	53% 50% 48% 46% 45% 44% 44% 45%	41% 40% 38% 37% 37% 36% 36% 36%
								Sut	1.11 Hec G Abso Pla osidy at E0 per ur Susta 30%	wellings (50 Hou ctare site @(50 I Gross profit: (20' corption: 50 unit: anning gain at I dnit (rent) & EO p ainability at EO p a Affordable Ho ocial Rent to Int	DPH) dph. %) s p.a. 00% er unit (intermeter unit	ediate)							

50	Gross Absorptic Planning idy at £0 per unit (Sustainabilit 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per erdable Hou	PH) dph. a. 6 nit (intermediate) r unit using) Subsid	Gross Absorption Planning dy at £0 per unit (Sustainabilit 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. I. It (intermediate unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 30% Affo 0:50 (Social	e Area: Two gs (50 House site @(50 Di profit: (20%) lon: 50 units p. log gain at 100% (rent) & £0 per un ty at £1800 per profable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) cupit using	Subsid	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo 0:50 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermediate r unit using	s) Subsid	dwelling: 1.11 Hectare s Gross Absorptic Planning dy at £0 per unit (n Sustainability 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	H) dph. t (intermediate) unit
TEST	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST		CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 55%	MIDDLE 39%	UP 34%
2011	(v	**	**	2011	. >	**	**	2011	* >		**	2011	• •	**	**	2011	60%	41%	35%
2012	**	**	4.2	2012	.,	**		2012	1+	**	4.1	2012	**			2012	68% 70%	44% 45%	37% 37%
2014	**	* >		2014	**		. >	2014	**	۸)	A >	2014	**	4.4	*>	2014	85%	51%	39%
2015 2016	**	A >	4.)	2015	**	A)	A)	2015		A)	A >	2015 2016	**	**	A)	2015	98%	58% 56%	42% 41%
2017	• •	A >	A >	2017	**	A >	* >	2017	• •	A)	* >	2017	* *	4.4	A >	2017	84%	53%	39%
2018 2019	1 *	A >	A)	2018	4)	A)	4)	2018	A)	A)	A)	2018 2019	**	4.4	A)	2018	74% 65%	49% 46%	37% 36%
2020	A)	**	**	2020	A)	**	••	2020	* >		**	2020	• •	**		2020	58%	44%	34%
2021 2022	A)	**	**	2021	*)	**	**	2021	*)	**	**	2021 2022	(*	**	**	2021 2022	53% 48%	42% 40%	33% 32%
2023	A)	**		2023	A)	**	••	2023	* >		**	2023	* >	**	**	2023	46%	39%	31%
2024 2025	**	**	**	2024	**	**		2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	44% 44%	38% 38%	31% 31%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	**	**	**	2026	43%	39%	31%
Subsi	50 dwellin 1.11 Hectare : Gross Absorptic Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	ses) PH) dph. a. 6 nit (intermediate) r unit using) Subsid	dwelling .11 Hectare: Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. I. It (intermediate unit sing	1 Subsi	Sustain Sustai	anning gain at 10 initi (rent) & E0 p anability at £1800 & Affordable He occial Rent to Int B Area: Two gs (50 House site @ (50 D) in profit: (20%) lon: 50 units p. gg gain at 100% (rent) & E0 per urty at £1800 per profible House Rent to Inter	er unit (interme per unit jussing jermediate) (s) PH) dph. a. init (intermediate) sinq	1 Subsid	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	e) Subsid	dwelling: 1.11 Hectare s Gross Absorptio Planning dy at £0 per unit (n Sustainability	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	H) dph. t (intermediate) unit
	14 SHEET 1	rent to Inter	rmediate)		100 (Social F	ent to Inter	mediate)		14 SHEET 1	Rent to Inter	mediate)		100 (Social I 14 SHEET 1	Rent to Inte	rmediate)		14 SHEET 1	ent to Interr	nediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL		_		CTION TO AFFORE	DABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 4 ¥	MIDDLE	UP A A	2010	DOWN 34%	MIDDLE 23%	19%
2011 2012	4)	**	**	2011	A)	**		2011	A)	**	**	2011 2012		**	**	2011	38% 43%	25% 26%	20% 21%
2012	4)	**	**	2012				2012	* >		**	2012	**	**	**	2012	44%	27%	21%
2014		4.4	4.2	2014	4)	4.4	**	2014	*)	4.1	4.4	2014 2015	**		**	2014	53%	30% 34%	22% 23%
2016		* >	4)	2016	A)	4)	*)	2016	4.4	4)	A)	2016	• • •	4)	A)	2016	60%	34%	23%
2017 2018	(v	**	**	2017 2018	4)	**		2017 2018	4)	**	**	2017 2018	**	**	**	2017 2018	51% 43%	30% 28%	21% 20%
2019	A >	**		2019	* >		* *	2019	* >		**	2019	4.4	**		2019	38%	26%	19%
2020	* *	**	**	2020	**	**		2020	* * *	**	**	2020 2021	* *	**	**	2020	33% 30%	25% 23%	18% 18%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	27%	22%	17%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	26% 25%	22% 21%	17% 17%
2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	25% 25%	22% 23%	17% 17%
	0 dv	Je Area: 0 vellings (0)			dw	e Area: 0		Sut	50 d 1.11 He (Abs Pl: sidy at £0 per u Sustain 30% 0:100 (S Val	alue Area: T wellings (50 Hou ctare site @(50 I sross profit: (20' corption: 50 unit- anning gain at 1(init (rent) & E0 p nability at £1800 6 Affordable Ho cocial Rent to Int ue Area: 0 wellings (0)	ises) DPH) dph. %) s p.a. DO% er unit (interme per unit	ediate)	dw	ue Area: 0 ellings (0)			dw	ue Area: 0 ellings (0)	
TEST	Gro Ab: Planni Su Susta	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0 rdable Hour	sing	TEST	Gro Ab: Plannii Su Susta	e @(0) dph. ss profit: 0 sorption: 0 sig gain at 0% bisidy at 0 inability at 0 dable Hous	ing	TEST	Gr Alt Plann Si Sust	e @(Ŏ) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsloby at 0 rdable Hous 0	sing	TEST	Gro Ab Planni Su Susta	e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% ebsidy at 0 einability at 0 erdable Hou 0		TEST	Gro Abs Plannir Su Susta	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0	ing
	DOWN	GREENFIELD	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	o				o			-	0	-	-	-	ō	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				o				o				0				ō	0%	0%	0%
0	-	-		0	-	-	-	0	-			0		-		0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0	-	-	-	0	-		-	0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0%	0%	0% 0%
0				0				0				0				ō	0%	0%	0%
0	-		-	v	-	-	-	U	F	Jalue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%	ļo	-		-	V.	0%	0%	0%

Subsid	50 dwellin 11 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. if init (intermediate) r unit using	Subsi	dwellings .11 Hectare s Gross Absorptio Planning dy at £0 per unit (i	profit: (25%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. init (intermediate) r unit using	Subsit	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	e) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin iy at £0 per unit (i	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	S) PH) dph. a. it (intermediate) unit sing
TEST 1	16 SHEET 1			TEST	16 SHEET 1				16 SHEET 1		•	TEST	16 SHEET 1			TEST	16 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
2010	~ ~	* >	* >	2010	(*	*>	*)	2010	* *	* >	* >	2010	~~		A)	2010	71%	48%	40%
2011 2012		* >	*)	2011 2012	**	*)	4.)	2011	**	4)	A)	2011 2012		1 *	A)	2011	79%	51% 55%	42% 45%
2013	**	* >	A >	2013	**	* >		2013	* *	A >	A >	2013			A >	2013	97%	57%	45%
2014	~ ~	(▼	* >	2014	* *	* >	* >	2014	• • •	A)	* >	2014	~ ~	~ ~	*)	2014	129%	65%	48%
2015 2016	**		A)	2015 2016	**	(v	A)	2015	**		A)	2015 2016			4.9	2015	194%	76%	52% 50%
2017			A)	2017	**	A >	A >	2017	**	1.	A)	2017			A >	2017	128%	68%	48%
2018	* *	(+	A >	2018	**	A >		2018	* *	A >	*>	2018	~ ~	~ ~	A >	2018	105%	63%	46%
2019 2020	**	A }	4)	2019 2020	(*	A)	4)	2019	**	4)	A)	2019 2020		4.5	A)	2019	88%	59% 55%	44% 42%
2020	4.4	A)	4)	2021	*)	A >	A)	2021	A)	A)	4)	2021		1.4	A)	2021	68%	52%	42%
2022	* >	* >	* >	2022	* >	* >	. >	2022	* >	* >	* >	2022	• •	4.*	.,	2022	62%	50%	39%
2023 2024	* >	**	**	2023 2024	*>	**	**	2023 2024	* >	**	**	2023 2024	4 *	**	**	2023 2024	58% 56%	48% 47%	38% 37%
2024	A)	**	**	2024	4)	**	**	2024	A)	**	**	2024	1.0	**	**	2024	55%	47%	37%
2026	* >	**	**	2026	A >	* *	**	2026	* >	^ alue Area:	**	2026	4.4	+	**	2026	54%	48%	37%
								Sut	1.11 He Ab: Pl osidy at E0 per u Sustai 30%	nability at £180 Affordable H	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)							
	Value	Area: Two)		Value	Area: Two			Valu	ocial Rent to In)		Value	Area: Two	<u> </u>		Value	Area: Two	
1.	.11 Hectare : Gross Absorption	gs (50 Hous site @(50 D profit: (17%) on: 50 units p. g gain at 100%	PH) dph.	1	.11 Hectare s Gross Absorption	s (50 House: site @(50 DF profit: (17%) n: 50 units p.a gain at 100%	PH) dph.	1	.11 Hectare Gross Absorpt	gs (50 House site @(50 D profit: (17%) ion: 50 units p ig gain at 1009	PH) dph.	1	.11 Hectare Gross Absorpti	s (50 House site @(50 D profit: (17%) on: 50 units p. q gain at 100%	PH) dph.	1	1.11 Hectare Gross Absorpti	gs (50 House: site @(50 DF profit: (17%) on: 50 units p.a g gain at 100%	PH) dph.
Subsid	dy at £0 per unit (rent) & £0 per u	nit (intermediate)	Subsi	dy at £0 per unit (r	rent) & £0 per un	nit (intermediat	e) Subsi	dy at £0 per unit	(rent) & £0 per u	nit (intermediate)	Subsi	dy at £0 per unit	(rent) & £0 per u	nit (intermediat	e) Subsid	ly at £0 per unit (r	rent) & £0 per un	it (intermediate)
	Sustainabilit	y at £1800 pe rdable Hou	r unit Isina		Sustainability	y at £1800 per rdable Hou	unit		Sustainabili	ty at £1800 pe ordable Hou	r unit Isina		Sustainabili	ty at £1800 pe ordable Hou	r unit Isina		Sustainabilit	ty at £1800 per ordable Hou	unit sina
70	:30 (Social F			70	:30 (Social R			70	0:30 (Social	Rent to Inte	rmediate)	70	:30 (Social			7	0:30 (Social I		
TEST 1	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1		
ſ	DOWN	GREENFIELD	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
2010	4 ¥	**	**	2010	* >	*	**	2010	* >	**	**	2010	**	**	**	2010	60%	44%	39%
2011 2012		**	**	2011 2012	* >	**	**	2011	4.4	**	**	2011 2012	• •	**	**	2011	65%	47% 50%	40% 42%
2012			**	2012	**	**	**	2012	1.4	**	**	2012		**	**	2012	74%	51%	42%
2014	~ ~	* >	*)	2014	**	*>	* >	2014	**	A)	* >	2014	~ ~	4 🕶	*)	2014	88%	56%	45%
2015 2016	**	* *	* >	2015 2016	* *	* >	* >	2015	**	A.)	A.)	2015 2016	• •	~ ~	*	2015	110%	63%	48% 46%
2016 2017	**	* >	*)	2016	**	*)	4.)	2016	• • •	A)	A }	2016		1 -	A)	2016	100%	62% 59%	46%
2018	* *	* >	* >	2018	4.4	* >	* >	2018	~ ~	A.)	A >	2018	••		A >	2018	78%	55%	43%
2019 2020	1.	**	**	2019 2020	* >	**	4.4	2019	4)	**	4.4	2019 2020	**	**	**	2019	70% 64%	52% 50%	41% 40%
2020	A)			2021	*)	**		2021	A)	**	**	2021	1 *	**		2021	58%	48%	39%
2022	* >	**	**	2022	A >	* *	**	2022	* >	**	**	2022	4.4	**	**	2022	54%	46%	37%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	52%	44%	37%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	50% 49%	44%	36% 36%
2026	**	**	**	2026	* *	**	**	2026	**	**	**	2026	**	**		2026	49%	45%	36%
	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bidy at 0 inability at 0 dable Hou 0	sing		dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% obsidy at 0 nability at 0 dable Hous 0	sing	Sut	Abbisidy at E0 per u Sustai 309 70:30 (S Val dv O sit Gr Al Plann S Sustai	ctare site @(50 arcs profit: corption: 50 unit anning gain at 1 innit (rent) & containit (rent) & containit (rent) & containit of the containi	%) s p.a. 00% oer unit (interme o per unit ousing termediate)	ediate)	dw O sit Gro Ab Plann So Sust	ue Area: 0 rellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0 biskly at 0 alnability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing
TEST 1	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
,		GREENFIELD		1		INDUSTRIAL1	1	4		INDUSTRIAL2	1	1		PDL	1	4		CTION TO AFFOR	
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0		-		0	-			0				0	-			0	0%	0%	0%
0	-		-	0		-	-	0		-	-	0	_	-	-	0	0%	0%	0%
0			-	0	-	-		0	-	-		0	-	-		0	0%	0%	0%
0				0			-	0		-	-	0		-		0	0%	0%	0%
0				0				ő		-		0				ő	0%	0%	0%
0			_	0				0				0	_			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				o o				ő				ő				ő	0%	0%	0%
0	-	-		0	-	-	-	0			-	0		-	-	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0			-	0	-		-	0		-	-	0		-	-	0	0%	0%	0%
0				0			-	0			-	0	-	-	-	0	0% 0%	0%	0%
_	-				-			<u> </u>		/alue Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0) n.)		-	-	_	<u> </u>			
										Manning gain at Subsidy at 0 Sustainability a Affordable Ho	0%								

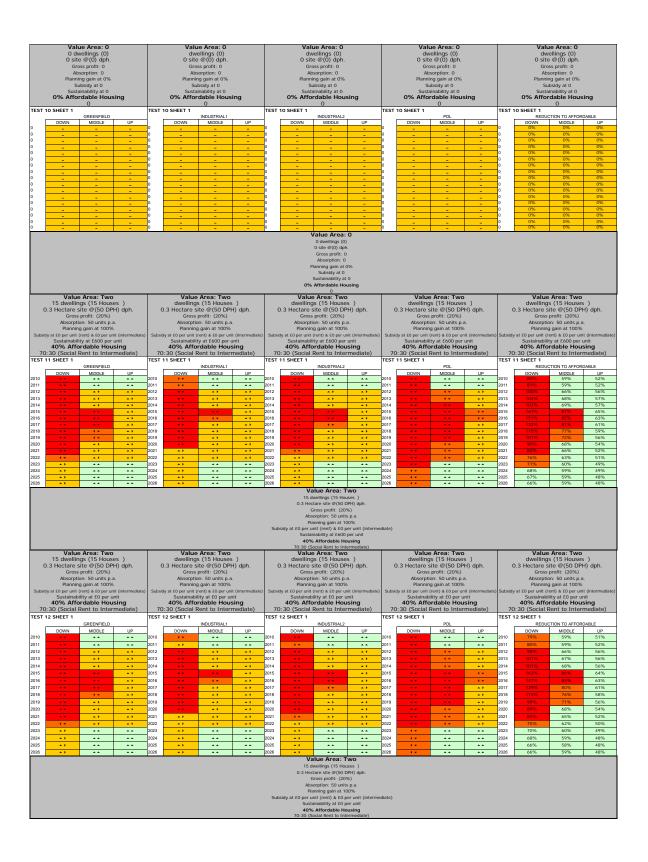
Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Afforable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
EST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0	0		0 0% 0% 0%
	0	0	0 <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
 			°	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
	0		o <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	Value Area: 0	0	0 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
	TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
	0	·		0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
	0	0	·	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	0		0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 devellings (0) 0 site wi(0) dph. Gross profit: 0 Association 0 of, purpose of the control of th		- 00 00

Figure 20 - Sensitivity Testing

Figure 20 - Sensit																
Value Area: Two 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.	(Area: Two gs (15 Hous ite @(50 DF	es)			e Area: Two ngs (15 Hous site @(50 DF	ses)	c		e Area: Two igs (15 Hous site @(50 DF	ses)			Area: Two gs (15 House ite @(50 DPI	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption Planning	profit: (20%) on: 50 units p. g gain at 100%	5		Absorpt Plannin	profit: (20%) ion: 50 units p. ig gain at 100%	a. 6		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	.a. 6		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 40% Affordable Housing	Subsi		rent) & £0 per ur y at £1800 per rdable Hou	unit	e) Subsi		(rent) & £0 per u ty at £1800 pe ordable Hou	r unit	Subsid		ty at £1800 pe	r unit	te) Subsic		ent) & £0 per uni y at £1800 per rdable Hou	unit
70:30 (Social Rent to Intermediate)		30 (Social F				1 SHEET 1				1 SHEET 1	Rent to Inte			0:30 (Social I		
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE UP
2010	2010 2011	(*	A >	A)	2010	**	*)	A >	2010 2011	**	(*	A)	2010 2011	82% 83%	60% 60%	52% 52%
2012	2012 2013	**	A)	A)	2012	**	A)	A)	2012 2013		(v	A)	2012	103% 107%	68% 69%	57% 57%
2014	2014 2015	**	*) * *	A)	2014	**	*) * *	A):	2014 2015	* *	* *	4) (v	2014	107% 180%	70% 90%	57% 66%
2016	2016 2017	**	(*	A)	2016 2017	**	**	A):	2016 2017		• •	4.)	2016 2017	161% 139%	88% 83%	64% 62%
2018	2018 2019	**	A)	A)	2018 2019	**	4 +	A)	2018 2019	* *	* *	A)	2018 2019	120% 105%	78% 74%	59% 57%
2020	2020 2021	4.4	A)	A)	2020	**	A)	A)	2020 2021	• •	4.4	A)	2020	93% 84%	70% 67%	55% 53%
2022	2022 2023	.,	* *	* *	2022	A)	* *	* *	2022 2023	* *	4 *	.,	2022	77% 72%	64% 61%	51% 50%
2024	2024 2025	A)	**	**	2024	A)	**	**	2024 2025	(*	**	**	2024 2025	69% 68%	60% 59%	49% 49%
2026	2026	.,	**	**	2026	V	ilue Area: 1		2026	1.	()	**	2026	67%	60%	48%
Value Area: 1 Wo 15 dwellings (15 Houses)		15 dwelling	Area: Two	es)		Abs Planting at E0 per u Sustain 40% 70:30 (S Value 15 dwellir	nability at £1800 Affordable He locial Rent to Int B Area: TWO ngs (15 Hous	s p.a. 00% per unit (interme) per unit pusing termediate) 068		15 dwellin	e Area: Two	ses)		15 dwellin	Area: Two gs (15 House	es)
0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustalnability at £1800 per unit		Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 per	a. hit (intermediat		Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) ion: 30 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe	a. 6 nit (intermediate) r unit		J.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe	PH) dph. a. 6 nit (intermediat		Absorption Planning Planning Planning And EO per unit (r Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per uni y at £1800 per	i. it (intermediate) unit
40% Affordable Housing 70:30 (Social Rent to Intermediate)): 30 (Social F	rdable Hou Rent to Inter	rmediate)		0:30 (Social	Rent to Inte	using rmediate)		:30 (Social I	Rent to Inte		7	0:30 (Social I	rdable Hous Rent to Interi	sing mediate)
TEST 2 SHEET 1 GREENFIELD	TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2	1	TEST	2 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010 DOWN MIDDLE UP 2011 V A A A A A A A A A A A A A A A A A A	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 82%	MIDDLE 60% 61%	UP 52% 53%
2012	2012		A)	4)	2012	•••	4)	4)	2012	**	••	A)	2012	104%	68%	57% 57%
2014	2014	**	A }	4)	2014	**	4)	A >	2014	**	**	4)	2014	113%	72%	58%
2015	2016		**	A)	2016		**	A)	2016 2017	**	**	(*	2016	160%	88% 83%	64%
2018	2018	**	A >		2018	• •	1.	A >	2018		• •	* >	2018	119%	78%	59%
2019	2019 2020	**	A)	A >	2019 2020	• •	A):	A)	2019 2020	**	**	A)	2019 2020	104% 92%	73% 69%	57% 55%
2021	2021 2022	A >	A)	A)	2021	A >	A)	A):	2021 2022	* *	(*	4)	2021	83% 77%	66% 63%	53% 51%
2023	2023 2024	*)	**	**	2023 2024	*)	**	**	2023 2024	(*	**	**	2023 2024	72% 69%	61% 60%	49% 49%
2026	2025 2026	A >	**	**	2025 2026	A P	11ue Area: 1	**	2025 2026	1+	4.4	**	2025 2026	68% 67%	59% 60%	48% 48%
Value Area: Two 15 dwellings (15 Houses) 0.3 Hectare site @(50 PDH) dph.		15 dwelling 0.3 Hectare s	Area: Two gs (15 Hous ite @(50 DF	es)		0.3 Hed Abs Pli- ssidy at £0 per u Sustain 40% 70:30 Value 15 dwellir 0.3 Hectare:	nability at £1800 Affordable He ocial Rent to Inte Area: Two ngs (15 Hous site @(50 DF	OPH) dph. %) s p.a. 00% Der unit (interme) per unit busing termediate) 0.065		15 dwellin 3.3 Hectare s	e Area: Two gs (15 Hous site @(50 DF	ses) PH) dph.		15 dwellin 0.3 Hectare s	o Area: Two gs (15 House ite @(50 DPI	es)
Gross profit: (209%) Absorption: 70 units p.a. Planning gain at 100% Subdiyat It De ruit (ren) 4.5 De ruit (intermediate) Sustainability at £ 1800 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate)	70	Absorption Planning dy at £0 per unit (Sustainability 40% Affo (): 30 (Social F	y at £1800 per rdable Hou	hit (intermediat unit unit	70	Absorpti Plannir dy at £0 per unit Sustainabili 40% Affo 0: 30 (Social	ty at £1800 pe	6 nit (intermediate) r unit using	70	Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo 30 (Social	ty at £1800 pe ordable Hou	.a. 6 nit (intermedial r unit using	7	Absorption Planning By at E0 per unit (r Sustainabilit 40% Affor 0:30 (Social I	y at £1800 per rdable Hou:	it (intermediate) unit sing
GREENFIELD DOWN MIDDLE UP	IEST	3 SHEET 1	INDUSTRIAL1 MIDDLE	UP	LEST	3 SHEET 1	INDUSTRIAL2 MIDDLE	UP	IEST	3 SHEET 1 DOWN	PDL MIDDLE	UP	_		CTION TO AFFORI	UP
2010	2010 2011	1 *	**	**	2010 2011	**	4.7	**	2010 2011	**	4)	4.4	2010 2011	82% 83%	60% 60%	52% 52%
2012	2012 2013	**	A)	A)	2012	* *	A)	4)	2012	* *	**	4)	2012	104% 106%	68% 69%	57% 57%
2014	2014 2015 2016	- ; ;	**	A)	2014 2015 2016	- ; ;	**	4)	2014 2015 2016	- ; ;	Ü	(v	2014 2015 2016	181%	90% 88%	57% 66% 65%
2016	2017 2018	**	(v	A)	2017	**	**	A)	2016 2017 2018	- ; ;	**	A)	2016	140%	84% 78%	62%
2019	2019 2020	**	4)	A)	2019	••	A >	4)	2019 2020	• •	**	A)	2019 2020	106% 94%	74% 70%	57% 55%
2021	2021 2022	(v	A >	A }	2021 2022	~ * *	A):	A P	2021 2022	**	4 +	A)	2021 2022	85% 78%	67% 64%	53% 51%
2023	2023 2024	A >	**	**	2023	A >	**	**	2023	1 *	**	**	2023	72% 70%	61% 60%	50% 49%
2025	2025 2026	4 >	**	**	2025 2026	A)	alue Area: 1	**	2025 2026	1 *	()	**	2025 2026	68% 67%	60% 60%	49% 49%
					Sul	15 d 0.3 Hed 0.3 Hed (Abs Plants Plants Sustain 40%	twellings (15 Ho stare site @(50 I Gross profit: (20 sorption: 70 unit anning gain at 1	uses) DPH) dph. %) s p.a. 00% per unit (interme) per unit	ediate)							

15 dwell 0.3 Hectare Gro Absorp Plant osidy at £0 per un Sustainab 40% Af	ue Area: Two lings (15 House e site @(50 DP ss profit: (20%) otion: 50 units p. ning gain at 50% it (rent) & £0 per un illity at £1800 per fordable Hou	es) H) dph. a. iit (intermediate) unit ising	Subs	dwelling 0.3 Hectare s Gross Absorpti Plannir idy at £0 per unit I Sustainabilit 40% Affo	profit: (20%) on: 50 units p.: ig gain at 50% (rent) & £0 per ur y at £1800 per ordable Hou	S) H) dph. a. iit (intermediate unit sing	e) Subsi	dwelling 0.3 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili 40% Affo	e Area: Two gs (15 House site @(50 DF profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per un ty at £1800 per ordable Hou	S) H) dph. a. hit (intermediate unit	Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili: 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using	e) Subsic	dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% rent) & £0 per ur ty at £1800 per ordable Hou	s) H) dph. a. iit (interme unit issing
70:30 (Socia T 4 SHEET 1	Rent to Inter	mediate)		0:30 (Social I 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)): 30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inter	mediate
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-		CTION TO AFFOR	DABLE
DOWN	**	**	2010	4.*	**	**	2010	DOWN	**	**	2010	V V	**	**	2010	78%	58%	519
**	A A		2011	* * *	**		2011	**		**	2011	**	1.	**	2011	78% 95%	58% 65%	519 559
* *	A >	*>	2013	**	A.)	* >	2013	**	A)	* >	2013	**	4.4	A >	2013	98%	66%	569
• •	**	*)	2014 2015	••	4.4	A)	2014	**	**	A)	2014 2015	**	· · ·	A)	2014	98% 153%	67% 84%	569 649
• •	* *	* >	2016	* *	4.4		2016	**	4.4	A >	2016	**	· ·	A.)-	2016	140%	82%	629
	(*	* >	2017	**	A)	4)	2017	**	4 *	4)	2017 2018	**	**	A)	2017	123%	78% 74%	60°
~ ~	A >	4.1	2019	**	A)		2019	* *	4.)	A F	2019	**	~ ~		2019	96%	70%	559
**	A)	A)	2020 2021	A 1	A)	A)	2020	1.	A)	A)	2020	**	1+	A >	2020	87% 79%	67% 64%	53°
4 🕶	A Þ	* >	2022	A >	A >	*>	2022	* >	A.):	A F	2022	**	A >	A >	2022	73%	61%	50
* >	**	**	2023 2024	A >	**	**	2023	A >	**	**	2023 2024	4+	**	**	2023	69% 67%	59% 58%	49'
^ >		**	2025	* >	**	**	2025	* >	**	**	2025	4.4	**	**	2025	65%	57%	48
* >	**	**	2026	* >	**	**	2026	A >	1 alue Area: T	**	2026	4.4	**	**	2026	65%	58%	48
15 dwell 0.3 Hectare Gro Absorp Plann	ue Area: Two lings (15 Hous e site @(50 DP ss profit: (20%) otton: 50 units p. ling gain at 200% it (rent) & £0 per un	es) H) dph. a.		dwelling 0.3 Hectare s Gross Absorpti	profit: (20%) on: 50 units p.a g gain at 200%	s) H) dph. a.		40% 70:30 (S Value dwelling 0.3 Hectare Gross Absorpti Plannir	hability at £1800 ob Affordable Hotococial Rent to Interest Two gs (15 House site @(50 DF; profit: (20%) ton: 50 units pug gain at 200% (rent) & £0 per un	ermediate) S) H) dph.		dwelling 0.3 Hectare s Gross Absorpti	profit: (20%) on: 50 units p. g gain at 2009	es) PH) dph. .a. 6		dwelling 0.3 Hectare s Gross Absorpti	profit: (20%) on: 50 units p. g gain at 200%	s) H) dph a.
Sustainab 40% Af	ility at £1800 per fordable Hou	unit sing		Sustainabilit 40% Affo	y at £1800 per rdable Hou	unit sing		Sustainabili 40% Affo	ty at £1800 per ordable Hou	unit sing		Sustainabili 40% Affo	ty at £1800 pe ordable Hou	r unit using		Sustainabilit 40% Affo	ty at £1800 per ordable Hou	unit ising
70:30 (Socia T 5 SHEET 1	I Rent to Inter	mediate)	TEST	0:30 (Social I 5 SHEET 1		mediate)	TEST	5 SHEET 1	Rent to Inter	mediate)	TEST): 30 (Social 5 SHEET 1	Rent to Inte	imediate)	TEST	0:30 (Social 5 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
JOHN T	A)	A >	2010 2011	VV	A)	A)	2010	JOHN T	A)	A)	2010 2011	- DOMN	1 -	A >	2010	95%	65%	55
•••	4.4	4)	2012	**	4)	4)	2012	**	4)	4)	2012		**	4)	2012	126%	74%	61
• • •	(v	A)	2013 2014	**	A)	A)	2013	**	4.7	A)	2013 2014	**	**	4.7	2013	132%	76% 77%	61 61
••	**	* >	2015 2016	• •	**		2015	••	**	A >	2015	**	~ ~	**	2015	272%	105%	72
**	**	*)	2016	**	**	A)	2016	**		A)	2016 2017		**	1.4	2016	186%	95%	69 67
* *	**	4)	2018 2019	* *	A)	A)	2018	* *	1.4	A }	2018 2019	**	**	(v	2018	153% 128%	88% 82%	64 61
* *	(*	A)	2020 2021	* *	A)	A)	2020	**	A)	A)	2020 2021	**	~ ~	A)	2020	110%	77%	58 56
••	A 3	* >	2022	• • •	A)	* >	2022	~ ~	A)	A >	2022	**	1.	A >	2022	87%	69%	54
1 *	A)	A)	2023	A P	A)	A)	2023	4 +	A)	A P	2023 2024	**	1 *	* >	2023	80% 76%	66%	52 51
4.*	A }	*	2025 2026	A)	* >	* >	2025	A)	A.):	A P	2025 2026	**	4.4		2025	74%	63% 64%	51 50
15 dwell 0.3 Hectare Gro Absorp Plann	ue Area: Two lings (15 Hous e site @(50 DP ss profit: (20%) uiton: 50 units p. ling gain at 100% ait (ven) & £26000 pai lillty at £1800 per	es) H) dph. a. unit (intermediate) Subsid	dwelling 0.3 Hectare s Gross Absorptio Planning at £48500 per unit	e Area: Two s (15 House site @ (50 DP profit: (20%) on: 50 units p.; g gain at 100% (rent) & £2600 per y at £1800 per	S) H) dph. a. unit (intermediate		Absorpt at £4850 per un Sustain 40% 70:30 (S Valuu dwelling 0.3 Hectare: Absorpt Sustainahili Sustainahili	ctare site @(50 L forest profit: (20') corption: 50 units anning gain at 2' init (rent) & EO p abbility at £1800 & Accal Rent to Int & Area: Two Is (15 House Site @(50 DP is profit: (20%) lon: 50 units (20%) (rent) & £2800 per y at £1800 per	%) s p.a. 100% er unit (intermediate) s) H) dph. a. unit (intermediate)		dwelling 0.3 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps tv at £1800 pe	es) PH) dph. .a. 6 r unit (intermedia r unit		dwelling 0.3 Hectare s Gross Absorpti Plannin by at £48500 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per	S) H) dph a. unit (inter
40% Af 70:30 (Socia	ility at £1800 per fordable Hou I Rent to Inter	sing mediate)	7	40% Affo 0:30 (Social I	rdable Hou	sina	70	40% Aff	Rent to Inter	sing	70	40% Affo	rdable Hou	using	7	40% Affo 0:30 (Social	ry at £1800 per prdable Hou Rent to Inter	sing mediat
6 SHEET 1	GREENFIELD	,		6 SHEET 1	INDUSTRIAL1	,		6 SHEET 1	INDUSTRIAL2	,		6 SHEET 1	PDL			6 SHEET 1	CTION TO AFFOR	
DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	U
4)	**	**	2011	4)	**	**	2011	4)	**	**	2011	(+	**	**	2011	46% 45%	40% 40%	38
4 ¥	**	**	2012 2013	A >	**	**	2012 2013	A)	**	**	2012 2013		**	**	2012	55% 57%	44% 45%	40
(v	**	**	2014 2015	A >	**	**	2014	* >	^^	**	2014 2015	**	4.4	**	2014	57%	45% 59%	41 48
**	A >	->	2016		*,		2016		^)	A)	2016	- ;;	17	4)	2016	91%	58%	47
**	A)	A)	2017 2018	* *	4)	A)	2017 2018	• • •	A)	A)	2017 2018	**	(*	A)	2017 2018	80% 72%	56% 54%	46 45
(v	**	* *	2019 2020	A }	* *	* *	2019	A)	*)	* *	2019 2020	**	A)	* * *	2019	65% 60%	51% 50%	44
A)		**	2021	4.)	**	**	2021	*)		**	2021		**	**	2021	56%	48%	42
A >	**	**	2022 2023	A >	**	**	2022 2023	A >	**	**	2022 2023	* >	**	**	2022 2023	53% 51%	47% 45%	41 40
**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	50% 49%	45% 45%	40
**	- ::		2026				2026	**	alue Area: T	**	2026	**	**	- ::	2026	48%	45%	40
							Subsidy	15 d 0.3 Hed 0.3 Hed (Abs Pli at £48500 per u Sustain 40 %	wellings (15 Hou trare site @(50 E Gross profit: (20' sorption: 50 unit: anning gain at 10' nability at £1800 & Affordable Ho ocial Rent to Int	ises) PH) dph. %) s p.a. 00% 000 per unit (in per unit	termedia	ate)						

	15 dwellin 0.3 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	es) 'H) dph. a. a. runit (intermediate		dwelling 0.3 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) H) dph. a. unit (intermedia		dwelling 0.3 Hectare Gross Absorpt Plannir at £25000 per unit	s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £22000 ps	PH) dph. a. unit (intermediate		dwelling 3.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 po	es) PH) dph. .a. % er unit (intermedia		dwelling 0.3 Hectare s Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) H) dph. a. unit (intermedia)
70	40% Affo	y at £1800 per rdable Hou	ising		40% Affo	y at £1800 per rdable Hou	sing		40% Affe	ty at £1800 pe	ising		40% Affo	ty at £1800 pe ordable Hou	using		40% Affo	ty at £1800 per ordable Hou	sing
	1:30 (Social F 7 SHEET 1		mediate)		: 30 (Social I 7 SHEET 1		mediate)		7 SHEET 1		rmediate)		30 (Social 7 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 7 SHEET 1		
	DOWN	GREENFIELD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	UP
2010 2011	4+	**	**	2010 2011	4)	**	**	2010 2011	A >	**	**	2010 2011	**	**	**	2010 2011	61% 61%	49% 49%	44% 44%
2012	*	A F	* >	2012	4.4	A >		2012	4 🕶	A)	A F	2012	**	A >	A >	2012	75%	54%	47%
2013 2014	**	A >	*)	2013	(+	*)	A >	2013	* *	A)	A)	2013	**	4)	A)	2013	78% 78%	55% 56%	48% 48%
2015	~ ~	4.4		2015	V V	A >		2015	* *	* >	A F	2015	* *	~ ~	A >	2015	133%	71%	56%
2016 2017		4 *	*)	2016		A)	A >	2016	**	A)	A)	2016 2017	**	**	A >	2016	121% 105%	70% 67%	54% 53%
2018 2019	••	A }	A)	2018 2019	• •	A)	A)	2018	* *	A)	A)	2018 2019	• •	(*	A)	2018	92%	64% 61%	51% 49%
2020	1.	A >	A >	2020	A P	. >		2020	* >	A.)	* >	2020	**	4.4		2020	74%	58%	48%
2021 2022	*)	* *	4)	2021	A)	**	* *	2021	A >	* *	4.5	2021	(*	4.5	**	2021	68%	56% 54%	46% 45%
2023	. >	**	**	2023	. >	**	**	2023	* >	**	**	2023	4.*	**	**	2023	60%	52%	44%
2024 2025	A):	**	**	2024	4)	**	**	2024	A >	**	**	2024 2025	* >	**	**	2024 2025	58% 57%	51% 51%	44% 43%
2026	*)	**	**	2026	A >	**	**	2026	* >	alue Area:	**	2026	* >	**	**	2026	56%	51%	43%
Subsidy	15 dwellin 0.3 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per rdable Hou	es) H) dph. a. unit (intermediate sing)	i) Subsidy	dwelling).3 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	S) H) dph. a. unit (intermedia unit	te) Subsidy	409 70:30 (S Valu dwelling 0.3 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili	s profit: (20%) ion: 50 units p ng gain at 100% (rent) & £24000 ps ity at £1800 ps ordable Hou	ousing ermediate) or () PH) dph. a. b. for unit (intermediate or unit) using	i) Subsidy	dwelling 3.3 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili:	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	es) PH) dph. .a. .a. .a. .r unit (intermedia er unit	ite) Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin by at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) H) dph. a. unit (intermedial unit sing
TEST 8	SHEET 1		mediate)	TEST	8 SHEET 1		mediate)		8 SHEET 1		rmediate)		8 SHEET 1		rmediate)		8 SHEET 1		
	DOWN	GREENFIELD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	CTION TO AFFOR	UP
2010 2011	A):	**	**	2010 2011	4)	**	**	2010 2011	A >	**	**	2010 2011	4 *	**	**	2010 2011	54% 54%	45% 44%	41% 41%
2012	*	**	**	2012	A >	**	**	2012	* >		**	2012	**	**	**	2012	66%	49%	44%
2013 2014	**	A >	4)	2013	A)	A)	A >	2013	1 +	A)	A)	2013 2014	**	A)	A)	2013	68% 69%	50% 51%	44% 45%
2015	**	(*		2015 2016	**	A >		2015	* *	A >	A F	2015 2016	* *	**	A >	2015	117%	66%	52%
2016 2017	**	A >	*)	2016	**	A)	4.)	2017	**	A >	A)	2016	**	1.	A >	2017	93%	65% 62%	51% 50%
2018 2019	**	A }	4)	2018	v v	A)	A)	2018	4.4	A)	A):	2018 2019	**	(*	A)	2018	82%	59% 57%	48% 47%
2020	4.*	A >	A >	2020	* >	A >		2020	* >	. >	* >	2020	**	. >	. >	2020	68%	54%	45%
2021 2022	A)	**	**	2021	A)	**	**	2021	*)	**	**	2021 2022	1 *	**	**	2021	62% 59%	52% 50%	44% 43%
2023 2024	A)	**	**	2023 2024	A)	**	**	2023	A >	**	**	2023 2024	A >	**		2023 2024	55% 54%	49% 48%	42% 42%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	53%	48%	42%
2026	**	**	**	2026	**	**		2026	V.	alue Area:	wo.	2026	**	**	**	2026	53%	48%	42%
	O dv O site Gro Ab: Plannii Su	Je Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0			dw O site Gro Ab Planni Su	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0		Subsidy	0.3 Her Abis at £36000 per u Sustai 409 70:30 (S Val dv O Sit Gr At Plann	atwellings (15 Hocture site @(50 L) Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 nability at E1800 6 Affordable H Gocial Rent to In ue Area: 0 vellings (0) vel@(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0	OPH) dph. %) s p.a. 00% 000 per unit (in) per unit	termedis	Valu dw O sit Gro Ab Planni Su	ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 oss profit: 0 used at 0 ubsidy at 0 ulnability at 0			dw O site Gro Ab Planni Su	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0	
		dable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hous	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDU	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				o o			-	0	-			ő				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0			-	0	-			0	-	-		0	0%	0%	0%
ő	-		-	0				0	=	-		ő				0	0%	0%	0%
υ 0			-	0			-	0		-		0		-		0	0%	0% 0%	0% 0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
		-							ı	O dwellings (0 o site @(0) dpi Gross profit: (Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability a	0 0		-		<u> </u>				



Subsid	15 dwellin 0.3 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe erdable Hou	ses) PH) dpha. % sinit (intermediate er unit using	Subsi	dwelling 0.3 Hectare s Gross Absorption Planning dy at £0 per unit is Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	s) H) dph. a. it (intermediat unit sing	e) Subsi	dwelling 0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	e Area: Two gs (15 House site @(50 Dr profit: (20%) on: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou Rent to Inte	es) PH) dph. a. bi init (intermediate) r unit using	Subsi 50	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. .a. .init (intermediater unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.3 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	d) dph. t (intermediate) unit
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
2010	DOWN.	**		2010	A >	**	* *	2010	4 🕶	**	* *	2010	VV	**	**	2010	72%	52%	45%
2011 2012	**	**	**	2011	* *	A A	**	2011	* *	**	4.1	2011 2012	**	1.4	**	2011	72% 89%	52% 58%	45% 49%
2013 2014	¥ ¥	* >	4)	2013	**	A)	A)	2013	**	A)	A)	2013 2014	**	1 *	A)	2013 2014	93%	60% 60%	49% 49%
2014	**	**	4)	2014	**	4)	4)	2014	•••	1.4	4)	2014	**		4)	2014	156%	77%	57%
2016 2017	••	4 ¥	4)	2016 2017	**	A)	4)	2016	••	4+	4)	2016 2017	••	••	A)	2016 2017	139%	75%	55% 53%
2017	**	*)	4)	2017	**	4)	4)	2017	• • • • • • • • • • • • • • • • • • • •	4)	4)	2017	**		4)	2018	103%	67%	51%
2019 2020	**	A >	4)	2019	~ ·	A)	4)	2019	4.4	4)	4)	2019 2020	**	4.4	A)	2019	90%	63% 60%	48% 46%
2021	1.	* >	* >	2021	* >	.)	* >	2021	* >	A >	A P	2021	**	A >	A >	2021	72%	57%	45%
2022	* >	**	**	2022	A)	**	**	2022	A >	**	**	2022 2023	(v	**	**	2022	66% 62%	54% 52%	43% 42%
2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024	4.4	**	**	2024	60%	51%	42%
2025 2026	A)	**	**	2025 2026	A }	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	58% 58%	51% 51%	41% 41%
C	15 dwellin 3.3 Hectare s	e Area: Two gs (15 Hous lite @(50 DF profit: (20%)	ses) PH) dph.		dwelling 0.3 Hectare s	Area: Two s (15 House: ite @(50 DP profit: (20%)	s)		Absolute Abs	ctare site @(50 libross profit: (20 ocrption: 50 unit anning gain at 1 unit (rent) & E0 pability at £1800 oc. Affordable He ocial Rent to Inte Area: Two gs (15 Houses site @(50 Df; profit: (20%))	%) s p.a. po% ser unit (interme i per unit pusing ermediate) os)		dwelling 0.3 Hectare s	e Area: Two ps (15 House site @(50 Di profit: (20%)	es) PH) dph.		dwelling 0.3 Hectare s	• Area: Two s (15 Houses lite @(50 DPI profit: (20%)	a) H) dph.
O:	Absorption Planning dy at £0 per unit (Sustainabilit	on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe erdable Hou	.a. % init (intermediate ir unit using	0:	Absorption Planning dy at £0 per unit i Sustainabilit	on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	iit (intermediat unit sing	0:	Absorpti Plannir idy at £0 per unit Sustainabili 40% Affo	ion: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	nit (intermediate) r unit us ing	0:	Absorpti Plannin dy at £0 per unit Sustainabili	on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	.a. % init (intermediat ir unit using	0	Absorption Planning By at E0 per unit (r Sustainabilit	on: 50 units p.a g gain at 100% (ent) & £0 per uni y at £1800 per ordable Hous	t (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
2010	*	**		2010	* >	**	* *	2010	* >	**	* *	2010	OWN ←	**	**	2010	45%	31%	26%
2011	A)	**	**	2011	A)	**	**	2011	A >	**	**	2011 2012	**	**	**	2011	45% 55%	31% 35%	26% 28%
2013	4.4	**	**	2013	* >	**	**	2013		**	**	2013	**	**	**	2013	57%	36%	28%
2014 2015	**	A A	**	2014	*)	A.A.	**	2014	* *	**	4.4	2014 2015	**	4 *	**	2014	57% 94%	36% 46%	28% 32%
2016 2017	**	A >	4)	2016	· ·	A)	A)	2016	4.4	4)	A)	2016 2017	**	A)	A)	2016 2017	83%	44% 42%	31% 30%
2018	1.	**	**	2018	* >	**	**	2018	* >	**	**	2018	**	**	**	2018	61%	39%	28%
2019 2020	4)	**	**	2019	A)	**	**	2019	A >	**	**	2019 2020	4 *	**	**	2019	53% 47%	36% 34%	27% 26%
2021 2022	A)	**	**	2021	**	**	**	2021	* *	**	**	2021 2022	4)	**	**	2021	42% 38%	32% 31%	24% 24%
2023	**	**		2023		**	**	2023	**	**		2022	**		**	2023	35%	29%	23%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	34% 33%	29% 28%	23% 22%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 1	**	2026	**	**	**	2026	33%	30%	23%
	O dv O site Gro Ab: Planni Su Susta	Je Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 dable Hou 0			dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing	Sul	0.3 Hec Absolute Absolute Abso	invellings (15 Ho tetre site @(50 if a construction of the most of	OPH) dph. %) s p.a. 500% ser unit (interme) b per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. osorption: 0 reling ain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% tibsidy at 0 inability at 0 rdable Hous 0	ing
TEST 1	15 SHEET 1	CDEENICIE 2		TEST	15 SHEET 1	INDUSTRIAL!		TEST	15 SHEET 1	INDITETRIALO		TEST	15 SHEET 1	pni		TEST	15 SHEET 1	CTION TO AFFOR	DARI E
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0	-		-	0		- - - -	-	0 0 0	-	-	-	0 0 0	- - - -	- - - -	-	0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0				0		-		0	-		-	0	-			0	0%	0%	0% 0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	-	-		0	- 1	-		0	-	-		0	-	-		0	0%	0%	0%
0				0		-		0	-		-	0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
ō				ō			- 1	o	-	- 1		ō	-			ő	0%	0%	0%
0				0	-	-	-	0	-			0		-	-	0	0%	0% 0%	0% 0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

Value Are 15 dwellings (1 0.3 Hectare site @ Gross profit Absorption: 50 Planning gain Subsidy at £0 per unit (rent) & Sustainability at £ 40% Affordab	15 Houses)		dwelling: 0.3 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100%	s) 'H) dph. a. bit (intermediate unit		dwelling 0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	profit: (25%) ion: 50 units p ig gain at 1009	es) PH) dph. a. 6 nit (intermediate) r unit		dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilli	profit: (25%) on: 50 units p. g gain at 1009	es) PH) dph. a. 6 nit (intermediat	e) Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin by at £0 per unit (r Sustalnabilit 40% Affo	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	s) H) dph. a. it (intermediate) unit sing
70:30 (Social Rent TEST 16 SHEET 1		70	0:30 (Social F 16 SHEET 1			70	0: 30 (Social 16 SHEET 1			70): 30 (Social I 16 SHEET 1				0: 30 (Social I 16 SHEET 1	Rent to Inter	mediate)
GRE	ENFIELD	IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDU	CTION TO AFFOR	
	IIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 93%	MIDDLE 63%	UP 54%
2011	A) A)	2011	**	* >	* >	2011	* *	.,	A >	2011	* *	4.4		2011	94%	63%	54%
2012	(v A)	2012 2013		A >	A }	2012	• • •	A)	*>	2012 2013	• • •	**	(*	2012	124%	74%	59% 59%
	(* *)	2014	**	A)	* >	2014	**	(•	A >	2014	* *	* *	(v	2014	130%	75%	60%
2015	** A)	2015 2016	**	**	A }	2015	**	**	*>	2015 2016	**	**	**	2015	269%	103%	70% 68%
2017	w w	2017	V V	· ·	A >	2017	* *	* *	A >	2017	• •	* *	(v	2017	183%	93%	65%
2018	* * * * * * * * * * * * * * * * * * *	2018 2019		~ v	A)	2018	**	1.0	A)	2018 2019	**	**	4.4	2018	150% 126%	86% 80%	62% 59%
	(w)	2020	**	* >	* >	2020	* *	A.)	*>	2020	* *	**		2020	108%	75%	57%
2022	(2021 2022	(*	A >	A >	2021	• •	A)	A)	2021 2022	* *	**	A)	2021	85%	67%	54% 52%
	A) A)	2023	* >	* >	* >	2023	4.*	۸)	A >	2023	* *	4.4		2023	78%	64%	51%
	A) A)	2024 2025	4)	4)	A)	2024	A)	4)	4)	2024 2025	**	1 *	4)	2024	75% 73%	63% 62%	50% 50%
2026	A) A)	2026	* }	* >	* >	2026	* >	alue Area:	A F	2026	**	4.4	A.)	2026	71%	63%	49%
						Sul	15 o 0.3 Her 0.3 Her Ab: Pl psidy at E0 per u Sustai 40%	wellings (15 Ho ctare site @(50 l Gross profit: (25 corption: 50 unit anning gain at 1 unit (rent) & E0 l nability at £1800 5 Affordable H	uses) DPH) dph. %) s p.a. DD% per unit (interme per unit	ediate)							
Value Are				Area: Two			Valu	ocial Rent to In Area: Two)			Area: Two				Area: Two	
15 dwellings (1 0.3 Hectare site @			0.3 Hectare s	s (15 House ite @(50 DP	s) 'H) dph.		dwelling 0.3 Hectare	gs (15 House site @(50 DI	s) PH) dph.	(dwelling 0.3 Hectare s	s (15 House ite @(50 DF	es) PH) dph.		dwelling 0.3 Hectare s	s (15 House: ite @(50 DP	s) H) dph.
Gross profit: Absorption: 50	: (17%)		Gross	profit: (17%) on: 50 units p.			Gross	profit: (17%) ion: 50 units p			Gross	profit: (17%) on: 50 units p.			Gross	profit: (17%) on: 50 units p.a	
Planning gain	at 100%		Planning	gain at 100%	5		Plannir	ig gain at 1009	5		Plannin	g gain at 1009	6		Plannin	g gain at 100%	
Subsidy at £0 per unit (rent) & Sustainability at £	1800 per unit	Subsi	idy at £0 per unit (Sustainabilit	v at £1800 per	unit	e) Subsi	idy at £0 per unit Sustainabili	ty at £1800 pe	r unit	Subsi	dy at £0 per unit i Sustainabilit	v at £1800 pe	r unit	e) Subsid	ly at £0 per unit (r Sustainabilit	v at £1800 per	unit
40% Affordab 70:30 (Social Rent		70	40% Affo 0:30 (Social F	rdable Hou		70	40% Affe 0:30 (Social	Pent to Inte	ising rmediate)	70	40% Affo 30 (Social I	rdable Hou		7	40% Affo 0:30 (Social I	rdable Hou	
TEST 17 SHEET 1		TEST	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1		
DOWN MI	ENFIELD IIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
		2010 2011	4)	**	**	2010		**	**	2010 2011	••	**	**	2010	78%	59% 59%	52% 52%
	A) A)	2012	**	* * *	.,	2011		* >	**	2011	• • •	1.	4.1	2011	95%	65%	56%
2013	A) A)	2013 2014	**	4)	4)	2013	**	A)	A)	2013 2014	**	1 *	A)	2013	98%	67% 68%	56% 56%
2015	**	2014		1 *	A)	2014	•••	* *	4)	2014	• • •	**	(*	2014	152%	85%	64%
2016	* * * * * * * * * * * * * * * * * * *	2016 2017	**	(v	A)	2016	**	1 *	A)	2016 2017	* *	* *	A)	2016	139%	83% 79%	63% 60%
	(v A)	2018	**	4)	*)	2018		A.)		2018	**	**	4.)	2018	109%	75%	58%
	A) A)	2019 2020	**	A)	A)	2019	• •	A)	A)	2019 2020	* *	4 +	A)	2019	97% 87%	71% 67%	56% 54%
2021	A) A)	2020	A)	4)		2020	4 🕶	4)	4)	2020		1.4	4)	2020	79%	65%	52%
		2022 2023	A)	**	**	2022 2023	* >	**	**	2022 2023	4.4	**	**	2022	74% 69%	62% 60%	50% 49%
2024	** **	2023	4)	**		2024	* >	**	**	2023	1.	**	**	2024	67%	59%	49%
		2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	4	**	**	2025 2026	66% 65%	58% 59%	48% 48%
Value Ar	rea: 0		Valu	e Area: 0		Sul	15 c 0.3 Her Ab: Pl osidy at E0 per u Sustai 409 70:30 (S Val	hability at £1800 Affordable H locial Rent to In ue Area: 0	uses) DPH) dph. %) s p.a. DD% per unit (interme per unit	ediate)	Valu	ue Area: 0				ue Area: 0	
0 dwellin 0 site @(0	dph.		0 site	ellings (0) e @(0) dph.			0 sit	vellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.	
Gross pro Absorptio	ofit: 0 on: 0		Gro Abs	ss profit: 0 sorption: 0			Gr Al	oss profit: 0 osorption: 0			Gro Ab	ss profit: 0 sorption: 0			Gro Ab	ss profit: 0 sorption: 0	
Planning gai Subsidy	in at 0%		Plannir	ng gain at 0% bsidy at 0			Plann	ing gain at 0% ubsidy at 0			Planni	ng gain at 0% ibsidy at 0			Planni	ng gain at 0% ibsidy at 0	
Sustainabili	lity at 0		Susta	inability at 0			Sust	ainability at 0			Susta	inability at 0			Susta	inability at 0	
0% Affordabl	ile Housing		U% ATTOR	dable Hous	sing			rdable Hou	sing			rdable Hou 0	sing			dable Hous	sing
TEST 18 SHEET 1	ENFIELD	TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARLE
	IIDDLE UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP
-		0	-	-	-	0	-	-		0			-	0	0% 0%	0% 0%	0%
0 -		0		-	-	0	-	-	-	0		-	-	-	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0		0		-		0				0				0	0%	0%	0%
0		0		-		o				0				o o	0%	0%	0%
0 -		0	-	-	-	0	-	-		0			-	0	0%	0% 0%	0% 0%
0		0	-			o	-	-		o o	-			0	0%	0%	0%
0 _		0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	1 1	0	-			0				0	-			0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -	-	0	-	-		0	-	-	-	0	-		-	0	0%	0%	0%
0 _		0				0				o o				0	0%	0%	0%
							F	Value Area: 0 dwellings (0 0 site @ (0) dp Gross profit: (Absorption: (Ranning gain at Subsidy at 0 Sustainability a Affordable Ho)).)) 0								

Value Area: 0				
	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0			0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0%
0	0 -		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	Value Area: 0	0	0% 0% 0%
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0	Value Area: 0	Value Area: 0
			dwallings (0)	dwallings (0)
0 site @(0) dph	0 site @(0) dph	dwellings (0)	dwellings (0) 0 site @(0) dob	dwellings (0)
O site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0
Gross profit: 0 Absorption: 0	O site @(0) dph. Gross profit: 0 Absorption: 0	O site @(Ŏ) dph. Gross profit: O Absorption: O	O site @(0) dph. Gross profit: 0 Absorption: 0	O site @(0) dph. Gross profit: 0 Absorption: 0
Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ŏ) dph. Gross profit: O Absorption: O Planning gain at O% Subsidy at O Subsidility at O	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidility at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidility at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustaidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 ROUSTRUAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 ROUSTRUAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing ERDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE ONE ONE ONE ONE ONE ONE ONE ONE ONE ON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 EDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 GREENFIELD 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustinizability at 0 O% Affordable Housing O% Affordable Housing O% BREDITION TO AFFORDABLE PREDICTION TO AFFORDABLE UP OWN MINES UP OWN
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OMATORIAL 2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0	O site @(0) ciph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP ON O
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 GREENFIELD 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP DOWN MICOLE UP O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianizability at 0 O'% Affordable Housing O'% Affordable Housing O'% Affordable Housing O'% O'% O'% O'% O'% O'% O'% O'% O O'% O'% O'%
Gross profit: 0 Absorption: 0 Absorption: 0 Blanning gain at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OMATORIAL 2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP DO	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE UP 00% 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Oscillation of the open of the ope	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswarian at 0% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	O site @(0) diph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 to 10 O9% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN FOR THE POLITION OF T	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O'% Affordable Housing O'% Affordable Housing O'% MODE UP DOWN MODE UP O'% O'% O'% O'% O O'% O'% O'% O'%
Gross profit: 0 Absorption: 0 Absorption: 0 Blanning gain at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OMATORIAL 2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP DO	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE UP 00% 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Oscillation of the open open of the open of the open of the open of the open open open open open open open ope	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswarian at 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 OCWN MIGCLE UP	O site @(0) diph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 to 10% O'0% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MID	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP DOWN MIDDLE UP ON O
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL! DOWN MEDGE UP	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswarian at 0% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP DO	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 COWN MOCKE UP REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON
Cross profit: 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN MIDDLE DOWN MIDDLE DOWN MIDDLE ON O
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswarian at 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 OCWN MIGCLE UP	O site @(0) diph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainshillity at 0 to 1 Over a first of the control of the	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 COWN MICCLE UP REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE ON MICCLE UP ON MICLE UP ON MICCLE ON MICCLE UP ON MICCLE UP ON MICCLE UP ON MICCLE UP ON MICLE ON MICCLE UP ON MICCLE ON MIC
Cross profit: 0	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OMATORIAL 2 DOWN MICHET 1 DOWN MICHET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 EREDUCTION TO AFFORDABLE PRODUCTION TO AFFORDABLE DOWN MIDDLE DOWN MIDDLE DOWN MIDDLE DOWN MIDDLE ON O
Cross profit: 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 COWN MICCLE UP REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE ON MICCLE UP ON MICLE UP ON MICCLE ON MICCLE UP ON MICCLE UP ON MICCLE UP ON MICCLE UP ON MICLE ON MICCLE UP ON MICCLE ON MIC
Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENFIELD OOWN MCDCK UP	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustinizability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(O) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICCLE UP REDUCTION TO AFFORDABLE CONN MICCLE UP OF ON
Cross profit: 0 Absorption: 0 Absorption	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OMATORIAL 2 DOWN MICHET 1 DOWN MICHET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(O) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICCLE UP REDUCTION TO AFFORDABLE CONN MICCLE UP O 0 0% 0% 0% 0% O 0% 0 0% 0
Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENFIELD OOWN MCDCK UP	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MICOLE UP 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 COWN MODULE UP REDUCTION TO AFFORDABLE DOWN MODULE UP O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordable Housing TEST 20 SHEET 1 GREENFIELD DOWN MODE UP	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswardable Housing Office To the site of the	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MODULE UP REDUCTION TO AFFORDABLE UP O 0 0% 0% 0% 0% 0% O 0 0% 0% 0% 0% 0% O 0 0% 0% 0% 0% 0% O 0 0 0% 0% 0% 0% O 0 0% 0 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordable Housing TEST 20 SHEET 1 GREENFIELD DOWN MODE UP	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MODULE UP REDUCTION TO AFFORDABLE UP O 0 0% 0% 0% 0% 0% O 0 0% 0% 0% 0% 0% O 0 0% 0% 0% 0% 0% O 0 0 0% 0% 0% 0% O 0 0% 0 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordable Housing TEST 20 SHEET 1 GREENFIELD DOWN MODE UP	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MODULE UP REDUCTION TO AFFORDABLE UP O 0 0% 0% 0% 0% 0% O 0 0% 0% 0% 0% 0% O 0 0% 0% 0% 0% 0% O 0 0 0% 0% 0% 0% O 0 0% 0 0%
Cross profit: 0	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 COWN MODER UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 COWN MODULE UP REDUCTION TO AFFORDABLE DOWN MODULE UP O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordable Housing TEST 20 SHEET 1 GREENFIELD DOWN MODE UP	O site @(Ö) cjph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O	O site @(O) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICCLE UP REDUCTION TO AFFORDABLE CONN MICCLE UP O 0 0% 0% 0% 0% O 0% 0 0% 0

Figure 21 - Sensitivity Testing

Subs	Value 50 dwellings (0.74 Hectare : Gross Absorptit Plannin, idy at £0 per unit 6 Sustainabilit	Area: Two 22 Houses: site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	28 Flats) PH) dph. a. 6 nit (intermedial r unit	5 O se) Subsid	0 dwellings (.74 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainability	Area: Two 22 Houses 2 site @(75 DF profit: (20%) wn: 50 units p.a gain at 100% y at £1800 per rdable Hou	8 Flats) PH) dph. It (intermediate unit sing) Subsi	iO dwellings i.74 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 30% Affo	e Area: Two (22 Houses 2 site @(75 Di profit: (20%) ion: 50 units p.i. g gain at 100% (rent) & £0 per ur ty at £1800 per profable Hou Rent to Inter	R Flats) PH) dph. a. iit (intermediate) unit sing	Subsic	0 dwellings (.74 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 100% frent) & £0 per u y at £1800 pe rdable Hou	28 Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsid	50 dwellings (: 2.74 Hectare s Gross Absorptio Planning y at £0 per unit (frt Sustainability 30% Affor 0: 30 (Social R 1 SHEET 1	ite @(75 DP profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per uni e at £1800 per rdable Hous	H) dph. t (intermediate) unit sing mediate)
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN 92%	MIDDLE 56%	UP 45%
2011 2012	**	A }	A >	2011 2012	**	A >	A)	2011 2012	**	A >	A >	2011 2012	**	4 *	A)	2011 2012	109% 140%	60% 66%	48% 51%
2013 2014	* *	**	A)	2013 2014	**	*) (v	A)	2013 2014	**	**	A P	2013 2014	**	**	A)	2013 2014	148% 235%	68% 81%	51% 56%
2015 2016 2017	• • •	**	A)	2015 2016 2017	**	**	A) A)	2015 2016 2017	**	• • • • • • • • • • • • • • • • • • • •	A } A }	2015 2016 2017	• • •	**	A)	2015 2016 2017	350% 32794	100% 95% 86%	61% 59% 55%
2018	**	**	A)	2018	**	A)	A)	2018	**	(v	A)	2018	**	**	A)	2018	163% 125%	78% 71%	52% 49%
2020 2021	**	A):	A)	2020	**	A)	A)	2020 2021	**	A)	A }	2020 2021	**	(*	4)	2020 2021	101% 86%	66% 61%	47% 45%
2022 2023	(v	A }	A >	2022 2023	A >	A >	A >	2022 2023	A)	A)	A >	2022 2023	* *	A >	A)	2022 2023	76% 69%	57% 55%	43% 41%
2024 2025 2026	A)	A)	A)	2024 2025 2026	A) A)	A) A)	A)	2024 2025 2026	A)	A)	A } A }	2024 2025 2026	(*	A)	A)	2024 2025 2026	66% 64%	54% 53% 55%	41% 41% 40%
C	Sustainability at £1800 per unit 30% Affordable Housing 30% Affordable Housing 0:30 (Social Rent to Intermediate) 30% Affordable Housing 30% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate)																		
Subs	Planning gain at 100% Planning gain at 100% Planning gain at 100% Planning gain at 100% Subsidy at 60 per unit (error) & 60 per															unit			
	Planning gain at 100% Subsidy at 60 per unit (remt) & 60 per u															mediate)			
2010	DOWN	MIDDLE	UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN		UP	2010		MIDDLE	UP
2011	• • • • • • • • • • • • • • • • • • • •			2011	**			2011	**			2011	•••	1 =		2011	118% 145%		49%
2013 2014	• •	(v	A)	2013 2014	**	* *	A)	2013 2014	• •	* *	A } A }	2013 2014	**	* *	A)	2013 2014	171% 301%	72% 86%	53% 57%
2015 2016	**	**	A)	2015 2016	**	**	A)	2015 2016	**	**	* >	2015 2016	**	**	(v	2015 2016	450% 298%	97% 91%	60% 57%
2017 2018 2019	•••	(*	A)	2017 2018 2019		A)	A)	2017 2018 2019	**	(*	A):	2017 2018 2019	**	- ; ;	A) A)	2017 2018 2019	201% 148% 115%	83% 75%	54% 51% 48%
2020	**	A)	A)	2020	* * * * * * * * * * * * * * * * * * *	A)	A)	2020	**	A)	A)	2020	**	(*	A)	2020	95% 82%	64%	46%
2022 2023	(v	A }	A)	2022 2023	* >	* >	A)	2022 2023	* >	A)	A } A }	2022 2023	**	A)	4)	2022 2023	73% 68%	56% 55%	42% 41%
2024 2025	A)	A }	A):	2024 2025	A)	A)	4)	2024 2025	A):	4)	A P	2024 2025	(*	A)	4)	2024 2025	65% 64%	53% 54%	41% 40%
2026	* >	A.)	4)	2026	A P	* >	•	2026	50 dwel	alue Area: T lings (22 Houses ctare site @(75 I	28 Flats)	2026	1 v	٠,٠	*>	2026	63%	56%	40%
	Value	Area: Two			Value	Area: Two		Sul	Abs Planting Abs Sidy at E0 per u Sustain 30% 70:30 (S	Gross profit: (20°; Gross profit: (20°; Grorption: 30 units Grorption: 30 units Grorption: 10°; Grorption: 10°; Grorption: 10°; Gross profit: (20°; Gross pro	6) ; p.a. ; p.a. ; p.a. ; p.a. ; per unit (interme per unit using ; permediate)	ediate)	Value	Area: Two			Value	Area: Two	
C	50 dwellings (0.74 Hectare : Gross Absorptic Planning idy at £0 per unit (Sustainabilit	22 Houses 2 site @(75 Di profit: (20%) on: 70 units p. g gain at 100%	28 Flats) PH) dph. a. 6 nit (intermedial r unit	0	O dwellings (.74 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainability	22 Houses 2 site @(75 DF profit: (20%) n: 70 units p.a gain at 100%	8 Flats) PH) dph. i. it (intermediate unit	C	O dwellings 1.74 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	(22 Houses 2 site @(75 DR profit: (20%) ion: 70 units p.i ig gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou	(8 Flats) PH) dph. a. it (intermediate) unit	0	O dwellings (.74 Hectare : Gross Absorption Planning dy at £0 per unit (Sustainabilit	22 Houses site @(75 D profit: (20%) on: 70 units p g gain at 1009	28 Flats) PH) dph. .a. 6 nit (intermediate r unit	C	50 dwellings (;).74 Hectare s Gross p Absorptio Planning y at £0 per unit (re Sustainability	22 Houses 2: ite @(75 DP orofit: (20%) n: 70 units p.a gain at 100%	H) dph. t (intermediate) unit
	0:30 (Social F 3 SHEET 1	Rent to Inter	rmediate)		: 30 (Social F	ent to Inter	mediate)		30 (Social 3 SHEET 1	Rent to Inter	mediate)		30 (Social F 3 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social R 3 SHEET 1	ent to Interr	mediate)
2010	DOWN	GREENFIELD MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	PDL MIDDLE	UP A >	2010	DOWN 93%	MIDDLE 56%	UP 45%
2011 2012 2013	• •	A) (v	A)	2011 2012 2013	**	A) A)	A) A)	2011 2012 2013	**	A) A)	A } A }	2011 2012 2013	* *	(v v v	A) A)	2011 2012 2013	106% 143% 154%	59% 67%	47% 51% 52%
2014 2015	**	**	A) A)	2014 2015	**	* *	A)	2014 2015	**	4 *	A) A)	2014 2015	**	* *	A) (v	2014 2015	216% 735%	78% 103%	52% 55% 62%
2016 2017 2018	**	**	A)	2016 2017 2018	**	**	A)	2016 2017 2018	* *	**	A >	2016 2017 2018	* *	**	(v	2016 2017 2018	419% 257% 179%	99% 89% 80%	60% 56% 53%
2018 2019 2020	~ ~	(▼	A) A)	2018 2019 2020	**	* >	A) A)	2018 2019 2020	~ ~	A >	A } A }	2018 2019 2020	~ ~	**	A) A)	2018 2019 2020	179% 135% 107%	73% 68%	50% 48%
2021 2022	**	A) A)	A)	2021	A P	A } A }	A) A)	2021 2022	* * * * * * * * * * * * * * * * * * *	A) A)	A }	2021 2022	**	(v	A)	2021	90% 79%	63% 59%	45% 43%
2023 2024 2025	A)	A)	A)	2023 2024 2025	A)	A)	A)	2023 2024 2025	A)	A)	A }	2023 2024 2025	**	A) A)	A)	2023 2024 2025	68% 65%	55% 55% 53%	42% 41% 41%
2026	.)	*)	.)	2026	A.)	.)	->	2026 Sut	50 dwel 0.74 He (Abs Planting at E0 per u	alue Area: T lings (22 Houses ctare site @(75 I Gross profit: (20 corption: 70 units anning gain at 10 init (rent) & E0 p nability at E1800	28 Flats) DPH) dph. 6) ; p.a. 10% er unit (interme	2026 ediate)	(*	Δ)	4)	2026	64%	55%	41%
									30%	Affordable Ho	using								

0.74 Subsidy at Si	Wellings (2 Hectare s Gross p Absorptio Planning £0 per unit (r sustainability 0% Affor	Area: Two 22 Houses lite @(75 E profit: (20%) n: 50 units p g gain at 50% rent) & £0 per u y at £1800 per rdable House tent to Inte	28 Flats PH) dpl .a. 6 unit (intermer unit using	h. nediate)	O. Subsid	dwellings (2 .74 Hectare : Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p. ig gain at 50% (rent) & £0 per u y at £1800 pe ordable Hou	8 Flats) PH) dph. a. nit (intermedial r unit	te) Subsi	dwellings (0.74 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabil 30% Affe	e Area: Tw 22 Houses 2 site @(75 E s profit: (20%) clon: 50 units p ing gain at 509 (rent) & £0 per ity at £1800 per ordable Ho Rent to Inte	8 Flats) PH) dph. a. init (intermediate or unit using) Subsi	dwellings (2 .74 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. init (intermediate or unit unit using	te) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Plannir dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50% ent) & £0 per un y at £1800 per irdable Hou	Flats) PH) dph. a. it (intermedia unit sing
EST 4 SH						4 SHEET 1			TEST	4 SHEET 1				4 SHEET 1		,		4 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UI		ſ	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
110		* >			010 011	**	A)	.,	2010	**	A)	A)	2010	**	4.9	A)	2010	84%	53% 57%	44% 46%
112	••	* >	-	> 2	012	**	A)	* >	2012	**	A)	A)	2012	**	1.	A)	2012	120%	63%	49%
113	~ ~	* >	•		013 014	**	4)		2013	**	* >		2013	~ ~	1.	A)	2013	126%	65%	49% 53%
115	**		-		015	**	·	A >	2014		**	4)	2014	••	**	A)	2014	329%	91%	58%
116	~ ~	* *	_) 2	016	* *	**	* >	2016	* *	**	A P	2016	• •	**	* >	2016	246%	86% 79%	56%
117			^		017 018	**	A)	4)	2017	**	4 *	A)	2017	**	**	A)	2017	178%	79%	53% 50%
119	~ ~	A >			019	**	4.)	A >	2019	**	A)	4.1	2019	**	~ ~	A.)	2019	110%	67%	48%
120		A P	-		020 021	A)	A)	A)	2020		A)	.,	2020	**	4.4	A)	2020	91% 79%	62% 58%	45% 43%
122	4.4	* >	_) 2	022		* >		2022	* >		A >	2022	~ ~	* >		2022	71%	55%	42%
123	A)	* >	^		023 024	A)	4)	4)	2023 2024		A }	A)	2023 2024	(+	A)	A)	2023	65% 63%	53% 52%	41% 40%
125	4)	**			025	4)		4.4	2024	A)	**	**	2024	1+	**		2024	61%	52%	40%
26	A >	* >	•		026	* >			2026	A)	alue Area:	A)	2026	4+	* >		2026	60%	53%	40%
0.74 Subsidy at	Wellings (2 Hectare s Gross p Absorptio Planning £0 per unit (r sustainability	Area: Two 22 Houses ite @(75 D profit: (20%) n: 50 units p gain at 2009 ent) & £0 per u y at £1800 pe	28 Flats DPH) dpl .a. % unit (intermer unit	h.	0.	dwellings (2 .74 Hectare : Gross Absorptio Planning by at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u y at £1800 pe	8 Flats) PH) dph. a. 6 nit (intermedial		309 70:30 (5 Valu dwellings (0.74 Hectare Gros: Absorpt Plannii idy at £0 per unit Sustainabil	nability at £180 6 Affordable H Social Rent to In e Area: Tw 22 Houses 2 site @(75 E s profit: (20%) ion: 50 units p ng gain at 200 (rent) & £0 per s ity at £1800 pe	ousing termediate) 0 8 Flats) PH) dph. .a. 6 unit (intermediate r unit		dwellings (; .74 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ig gain at 2009 (rent) & £0 per u tv at £1800 pe	8 Flats) PH) dph. a. 6 nit (intermedial		dwellings (2 0.74 Hectare Gross Absorpti Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% ent) & £0 per un v at £1800 per	Flats) PH) dph. a. it (intermedia
30	0% Affor	ent to Inte	using	te)	70	30% Affo :30 (Social F	rdable Hou	ısing	70	30% Aff	ordable Ho Rent to Inte	using	70	30% Affo 30 (Social	ordable Hou	using	7	30% Affo '0:30 (Social I	rdable Hou	sing
EST 5 SH	EET 1		a media	T	EST 5	SHEET 1		mediate		5 SHEET 1		rinculate)	TEST	5 SHEET 1		iniculate)		5 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UI	P	ſ	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
110		A)	-	2	010 011	**	A)		2010	**	A)	A)	2010	**	(*	A)	2010	116%	61%	48% 51%
112		**	_) 2	012	**	A)	A >	2012	**	4 *	A P	2012	**		* >	2012	208%	75%	55%
113		-::-	^		013 014	**	A)	4)	2013	**		A)	2013 2014	**	**	4)	2013	224% 482%	78% 94%	55% 60%
115	••	**	^		015	**	**	A)	2015	**	**	A.)	2015	• •	**	**	2015	-1311%	127%	68%
116					016 017	**		A)	2016	**		A)	2016 2017		**	1.4	2016	481%	118%	65% 60%
118	••	**	^		018 019	**	1 *	A)	2018	**	**	A)	2018 2019	••	••	A)	2018 2019	259%	91% 81%	56% 53%
20	**	4.4	-) 2	020	V V			2020		A)		2020	**	**		2020	129%	74%	50%
121		A >			021 022	**	A)	4)	2021	- ; ;	A)	4)	2021	**		A)	2021	104% 88%	68%	47% 45%
123	**	* >	_	2	023	A >	A >	* >	2023	4.4	A >	A >	2023	••	4.4	A >	2023	79%	60%	43%
124	1 +	* >) 2	024 025	* >	A)	4)	2024 2025	A >	4)	A)	2024 2025		17	4)	2025	75%	59% 58%	43% 42%
126	,,		 		026		•)		2026	50 dwe 0.74 He Ab	alue Area: Ilings (22 House ectare site @(75 Gross profit: (20 sorption: 50 uni	s 28 Flats) DPH) dph. 1%) ts p.a.	2026			A)	2026	7170	60%	42%
EO di	Value	Area: Two	0 20 Flate	->		Value dwellings (2	e Area: Two) P Floto)	Sul	osidy at E0 per i Sustai 309 70:30 (S Valu	anning gain at 2 unit (rent) & E0 nability at E180 6 Affordable H Social Rent to In e Area: Tw 22 Houses 2	per unit (interm) per unit ousing termediate)	ediate)	Value	e Area: Two 22 Houses 2	O Flats)		Value	• Area: Two 2 Houses 28	(Flats)
0.74 dosidy at E48 Si	Hectare s Gross p Absorptio Planning 8500 per unit (r Gustainability 0% Affor	profit: (20%) profit: (20%) in: 50 units p gain at 1009 rent) & £26000 per dable Hor	DPH) dpl .a. % er unit (inter er unit using	h. rmediate) S	O.	Gross Absorption Planning at £48500 per unit in Sustainabilit 30% Affo	profit: (20%) pr	PH) dph. a. 6 r unit (intermedia r unit unit	ite) Subsidy	0.74 Hectare Gross Absorpt Plannin at £48500 per uni Sustainabil 30% Affi	site @(75 E s profit: (20%) don: 50 units p ng gain at 100° t (rent) & £26000 p ity at £1800 pe ordable Ho	PH) dph. a. 6 or unit (intermediate or unit using	i) Subsidy	.74 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili 30% Affo	site @(75 D profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £26000 pc ty at £1800 pe ordable Hou	PH) dph. a. 6 r unit (intermedia r unit	ate) Subsic	0.74 Hectare : Gross Absorption Planning dy at £48500 per unit Sustainabilit 30% Affo	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per prdable Hou	PH) dph. a. unit (intermed unit sing
70:30 ST 6 SH		ent to Inte	media			:30 (Social F SHEET 1		rnegiate)		0:30 (Social 6 SHEET 1	Rent to Inte	rmediate)		6 SHEET 1		rrnegiate)		0:30 (Social I 6 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UI		ſ	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	+	DOWN	PDL MIDDLE	UP	\dashv	DOWN	MIDDLE	DABLE UP
10	1 -	**	•	^ 2	010 011	A)	MIDDLE		2010	A)	MIDDLE	0F	2010		MIDDLE	0F	2010	53%	37% 40%	33%
12	-	**	•	2	012				2012		4)		2012		4)	*)	2012	76%	44%	36%
13 14		A }			013 014	* *	4)	4)	2013 2014	* *	A)	4)	2013 2014	**	4 *	A)	2013	80% 130%	45% 53%	37% 40%
15			_) 2	015	**			2015	• •	1 =	A P	2015	**	**		2015	321%	67%	45%
16 17		4+	^) 2	016 017	**	4)	4)	2016 2017	• •	A)	4)	2016 2017	**	**	A)	2016 2017	207% 136%	64% 59%	44% 42%
118		A >	^		018 019	**	4)	4)	2018	* *	A)	A)	2018 2019	**	1 *	A)	2018	100%	54% 51%	40% 38%
20	1.4	* >		2	020	A P	A >	* >	2020	* >	A)	A >	2020	• • •	4)	A >	2020	67%	47%	37%
121	A)	A >	•	2	022	* >	A)	A)	2021	* >	A)	A >	2021 2022	4.*		A >	2022	59% 53%	45% 43%	36% 34%
123	A)	**			023 024	* >	**		2023 2024	* >	**	**	2023 2024	A)	**	**	2023 2024	49% 48%	41% 41%	34% 34%
125	4)	**	•	<u> </u>	025 026	A)	**	**	2024 2025 2026	*)	**	**	2025 2026		**	**	2025	47% 46%	41% 41%	33%
				l.						V, 50 dwe 0.74 He Ab Pl at £48500 per u Sustai	alue Area: ' Ilings (22 House octare site @(75 Gross profit: (20 sorption: 50 uni anning gain at '	FWO s 28 Flats) DPH) dph. (%) Is p.a. 00% 000 per unit (in								

0	O dwellings .74 Hectare Gross Absorpti Plannin at £25000 per unit	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe	28 Flats) PH) dph. a. 6 r unit (intermediat		dwellings (2 .74 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	3 Flats) PH) dph. a. unit (intermedia		dwellings (0.74 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	B Flats) PH) dph. a. 6 r unit (intermediate		dwellings (2 .74 Hectare Gross Absorpti Plannin at £25000 per unit	site @(75 D profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 p	8 Flats) PH) dph. .a. 6 er unit (intermedia		dwellings (2 0.74 Hectare Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph.
7.0	30% Affo	ty at £1800 pe ordable Hou	ısing	-	30% Affo	y at £1800 per rdable Hou	sing	7.	30% Aff	ty at £1800 pe ordable Hou	ısing		30% Affo	ty at £1800 pe ordable Ho	using		30% Affo	ty at £1800 per ordable Hou	sing
	0:30 (Social 7 SHEET 1		mediate)): 30 (Social 7 SHEET 1		mediate)		7 SHEET 1		rmediate)): 30 (Social 7 SHEET 1		rmediate)	TEST	0:30 (Social 7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	A)	4)	2010	**	4)	4.)	2010	**	4)	A P	2010	**	4.)	A)	2010	69% 80%	45% 48%	38% 40%
2012 2013	**	A)	A)	2012	**	A)	A)	2012	* *	A)	A }	2012	* *	1 *	4)	2012	103% 109%	53% 55%	43% 43%
2014	**	4.4		2014	**	A.)		2014	• • •	A.)	* >	2014	**	**	A >	2014	174%	65%	47%
2015 2016	**	**	A)	2015 2016	**	17	4)	2015 2016	**	**	A P	2015 2016	**	**	A)	2015 2016	267%	81% 77%	52% 50%
2017 2018	**	(v	A)	2017	**	A)	4)	2017	• •	A)	A >	2017	**	• •	A)	2017	174% 126%	71% 64%	47% 45%
2019 2020	· ·	A F	4.)	2019 2020	· ·	A)		2019	••		A)	2019	••	4.4	A)	2019	98%	59% 55%	43% 41%
2021	4.4		* >	2021	A >	*)	4.)	2021	A >	4)	* >	2021	**	* >	A)	2021	70%	52%	39%
2022 2023	A)	A)	A)	2022	A)	A)	A)	2022	A >	A)	A):	2022	(v	A)	4)	2022	63% 58%	49% 47%	38% 37%
2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	(v	**	**	2024 2025	56% 54%	46% 46%	37% 36%
2026	*)	*>	*)	2026	*)	*)	*	2026	* >	alue Area: 1	* >	2026	**	*)	*>	2026	54%	47%	36%
O Subsidy	0 dwellings .74 Hectare Gross Absorpti Plannia at £36000 per unit Sustainabilit 30% Affect 0: 30 (Social	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	28 Flats) PH) dph. a. 6 r unit (intermediate r unit	e) Subsidy	dwellings (2 .74 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 30% Affo 0:30 (Social	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	B Flats) PH) dph. a. unit (intermedia unit	te) Subsidy	70:30 (S Valu dwellings (.74 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabill 30% Affc	i profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	ermediate) B Flats) PH) dph. a. b. r unit (intermediate or unit unit)	i) Subsidy	dwellings (2 .74 Hectare Gross Absorpti Plannia at £36000 per unit Sustainabili 30% Affo 0:30 (Social	site @(75 D profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hor	8 Flats) PH) dph. a. a. funit (intermedial curit) ar unit (unit) using	ate) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Planni dy at £36000 per unit Sustainabilii 30% Affo (0:30 (Social	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) H) dph. unit (intermediate unit sing
TEST	8 SHEET 1	GREENFIELD			8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 61%	MIDDLE 41%	UP 36%
2011	• •	A P	* >	2011	4.4	A)	* >	2011	* *	A)	A P	2011	**	A)	A >	2011	71%	44%	37%
2012 2013	**	A)	A >	2012	**	A)	4)	2012	**	A)	A P	2012	**	4 Y	A)	2012	90% 95%	49% 50%	40% 40%
2014 2015	**	A >	A >	2014	••	A >	4.)	2014	• •	4.4	A >	2014	**	**	A)	2014	154% 373%	59% 74%	44% 48%
2016 2017	· ·	· ·	A)	2016 2017	* *	*)	4)	2016	••	4 *	A):	2016 2017	••	••	A)	2016	239%	71%	47% 45%
2018	- ;;	A >		2018	- ;;	A >	* >	2018	- ; ;	A >	* >	2018	- ; ;	1.4	A >	2018	114%	60%	43%
2019 2020	**	A)	A >	2019	A)	A)	A >	2019	4.*	A)	A >	2019	**	4.4	A)	2019	89% 75%	55% 52%	41% 39%
2021 2022	4 *	A)	A)	2021	A)	A)	A)	2021	A)	A)	A }	2021	∀ ∀	A)	A)	2021	65% 58%	49% 46%	38% 36%
2023	* }	**	**	2023	* >	**	**	2023	* >	**	**	2023	4.*	**	**	2023	54%	44%	36%
2024 2025	A)	**	**	2024 2025	A)	**	**	2024	A)	**	**	2024	* >	**	**	2024 2025	52% 51%	44%	35% 35%
2026	^)	**	**	2026	*)	**	**	2026	A)	alue Area:	wo.	2026	* >	**	**	2026	50%	44%	35%
	0 dv 0 sit Gro Ab Planni Si Susti 0% Affo	ue Area: 0 wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing		dw. O site Gre Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing		at E36000 per u Sustai 309 70:30 (\$ Val 0 Sit Gr At Plann \$ Sust	ctare site @(75 Gross profit: (26 Gross profit: c) Gross	%) s p.a. D0% D0% D00 per unit (in) per unit busing ermediate)		Vali dw 0 sit Gro Ab Planni Si Susta 0% Affo	ue Area: 0 rellings (0) e (0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST		CTION TO AFFOR	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP		DOWN	MIDOLE	UP		DOWN	MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDOLE	UP		DOWN 076 076 076 076 076 076 076 076 076 076	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
U	-	-	-	0	-	-	-	0	ı	- /alue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 rlanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0	1 0	-	-	-	0	0%	0%	0%

Value Area: 0 O dwellings (0) O silvellings (0) O sustainability at 0 O Sustainability at	Value Area: 0	Value Area: 0 chwellings (0) 0 site (pp) 0 composition of the composi	Value Area: 0	Value Area: 0
Value Area: Two 50 dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (em), 40 per unit (em), 40 per unit (em), 30% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit: (200) Absorption: 50 units p.a. Planning gain at 100(Mermediate) Subsidy at 60 per unit (rent) 4.60 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	Sustainability at 0 0% Affordable Housing 0 Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. Subdidy at 60 per unit (not p.a. Sustainability at £600 per unit 30% Affordable Housing 70: 30 (Social Rent to Intermediate)	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100 (Hermediate) Sustainability at £000 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. cross profft; (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at Coper unit (rem) & Coper unit (remediate) Subsidy at Substandability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)
TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP 2010 2011	TEST 11 SHEET 1 INDUSTRIAL1 2010 DOWN MIDGLE UP 2011 2012 2012 2013	TEST 11 SHEET 1 DOWN MINOLE UP 2010 2011 2012 2012 2013 2014 2015 2016 2017 2017 2017 2017 2018 2017 2018 2019 201	TEST 11 SHEET 1 DOWN MINDUE UP 1010 1011 1011 1011 1011 1011 1011 1	TEST 11 SHEET 1 2010 2010 2010 2010 2011 2011 2011 2011 2011 2012 2013 2014 2015 2015 2017 2017 2018 2018 2018 2019 2018 2019 2
Value Area: Two 50 dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Suboidy at 60 per unit denie Ario graut findermediate) Sustainability at 60 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET	Walue Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 10 per unit 30% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 12 SHEET.	Subsidy at £0 per unit (remt) & £0 per unit (intermediate) 30% Affordable Housing 70-30 Social Bent to Intermediate) Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) gh. Aboppion: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (remt) & £0 per unit 30% Affordable Housing 70: 30 (Social Bent to Intermediate) TEST 12 SHEET.	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Absorption: 50 units p.a. Planning gain at 100 (Mermediate) Subsidy at 0 per unit (ent) 4 0 per unit (100 Mermediate) Sustainability at 60 per unit 30% Affordable Housing 70.30 (Social Rent to Intermediate)	Walue Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 05 per unit (nemediate) Sustainability at 60 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET.
GREENFIELD DOWN MIDDLE UP 2011 2012 2013 2014 2014 2015 2016 3016 GREENFIELD DOWN MIDDLE UP 2011 2011 2012 2013 2014 2015 2016 2016	NNUSTRIAL1 DOWN MINDUE UP UP UP UP UP UP UP UP	NNUSTRIAL2 DOWN MIDDLE UP	DOWN MIDUE UP 2010	REDUCTION TO AFFORMABLE
		50 dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPI) dph Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 10 units p.a. Subsidy at £0 per unit (ent) & £0 per unit (intermed Subsidy at £0 per unit (ent) & £0 per unit 30% Affordable Nousing 70-30 (Social flent to thermediate)	diate)	

## MOCHANI MOC	Subsit	50 dwellings ().74 Hectare s Gross Absorption Planning idy at £0 per unit (Sustainabilit	site @(75 E profit: (20%) on: 50 units p g gain at 100° rent) & £0 per u y at £1800 per rdable Ho	28 Flats) DPH) dph. .a. % unit (intermedi er unit using	ate) Subs	dwellings (2).74 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	B Flats) PH) dph. a. init (intermediate unit init)	Subsi	dwellings (3 74 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affo	e Area: Two 22 Houses 2 site @(75 D profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	8 Flats) PH) dph. a. 6 nit (intermediate) r unit using	Subsid	dwellings (2 .74 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hor	8 Flats) PH) dph. a. a. init (intermediater unit	te) Subsid	dwellings (2 2.74 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable House	H) dph. t (intermediate) unit
Maintained Column	1251		GREENFIELD	1			INDUSTRIAL1											REDU	CTION TO AFFORE	DABLE
March Marc		DOWN	A >	* >		DOWN	* >	A >		DOWN	* >	* >		DOWN	* >	* >		80%	48%	39%
10 12 12 13 15 15 15 15 15 15 15		**				~ ~				**				**				94%		
10 10 10 10 10 10 10 10	2013	• •	A >		2013		* >		2013				2013	• •	4 *	A >	2013	128%		44%
The content of the		**	**								* *			**				203% 481%	70% 86%	
10 10 10 10 10 10 10 10		* *	~ ~			**				~ ~	**			**	~ ~			302%	81%	
The content of the		• •																195%	67%	
10 10 10 10 10 10 10 10		••				••				••				••				107%		
1	2021	(*	* >	* >	2021		* >		2021	1.	A.)	A F	2021	**	A >	* >	2021	74%	52%	38%
2 2 2 3 4 5 5 5 5 5 5 5 5 5																				
April Company Compan	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	4.*	**	**	2024	57%	46%	35%
Value Area Tea Valu	2025 2026								2025					4 +			2025	55% 55%		34% 34%
Second Column Col		Value	Area: Tw	0		Value	e Area: Two		Sut	50 dwel 0.74 He (Abs Pli ssidy at E0 per u Sustail 30% 50:50 (S	lings (22 House: ctare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & E0 p inability at E1800 5 Affordable He ocial Rent to Inf	s 28 Flats) DPH) dph. %) s p.a. 00% der unit (interme per unit pusing termediate)	ediate)	Value	e Area: Tw	o o		Value	e Area: Two	
MODIFICATION MODI	O Subsit	50 dwellings ().74 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabilit 30% Affo :100 (Social F	22 Houses site @(75 E profit: (20%) on: 50 units p g gain at 100° rent) & £0 per s y at £1800 per rdable Ho	28 Flats) DPH) dph. .a. a. whit (intermedier unit using	ate) Subs	dwellings (2 0.74 Hectare Gross Absorpti Plannidy at £0 per unit Sustainabili 30% Affo :100 (Social	22 Houses 28 site @(75 DF profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	B Flats) PH) dph. a. init (intermediate unit sing	e) Subsi	dwellings (2 1.74 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabili 30% Affo 100 (Social	22 Houses 2: site @(75 D s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe prdable Hou	8 Flats) PH) dph. a. 6 nit (intermediate) r unit using	Subsit	dwellings (2 .74 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabili 30% Affo 100 (Social	22 Houses 2 site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	8 Flats) PH) dph. a. a. full distance of the control of the con	te) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit 30% Affo :100 (Social I	22 Houses 28 site @(75 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per uni by at £1800 per prdable House	H) dph. t (intermediate) unit
100 100	IESI				IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI				IESI	REDU		
1	2010	DOWN	MIDDLE	UP	2010	DOWN			2010	DOWN		UP	2010	DOWN	MIDDLE	UP	2010	DOWN 51%	MIDDLE 29%	
20 2 2 3 4 5 5 5 5 5 5 5 5 5	2011	· •		**	2011	A }	**	**	2011		**	**	2011	• •	**	**	2011		31%	24%
2915 2		* *	A)			**				* *	. >			**	4)			74%	35%	25%
10 10 10 10 10 10 10 10		* *				* *				* *				* *	(*			123%		
10 10 10 10 10 10 10 10	2016	**	A >		2016				2016		A.)	4.)	2016	**	4.4	A >	2016	181%	48%	28%
293		**				**								**				114%		
1	2019	**	A >	* >	2019		A >		2019	4 *	A >	A F	2019	**	A >	A >	2019		35%	23%
1														4+						
2026	2022	* >	**	**	2022	A >	**	**	2022	* >	**	**	2022	*>	**		2022	37%	27%	19%
1		4.)																		
Value Area: 0	2025								2025	A >				* >			2025			19%
0% Affordable Housing 0		0 dw 0 site Gro Abs Plannii Su	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dw O sit Gro Ab Planni Si	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0		Sut	50 dwel 0.74 He 0.74 He Abs Abs Sidy at E0 per u Sustain 30% 0:100 (S Val dv 0 sid Gri Ab	lings (22 House- ctare site @(75 fross profit: (20 torption: 50 unit anning gain at £1 init (rent) & £1 onability at £1800 6 Affordable Hu occial Rent local ue Area: 0 wellings (0) e @(0) dph. ossorption: 0 ing gain at 0% ubsidy at 0	s 28 Flats) DPH) dph. %) s p.a. 00% per unit (interme busing	ediate)	dw O site Gro Ab Planni Sc	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Ab Planni Su	rellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
0	TEST	0% Affor	O GREENFIELD		TEST	0% Affo	0 INDUSTRIAL1		TEST	0% Affo	O INDUSTRIAL2		TEST	0% Affo	O PDL		TEST	0% Affor	O CTION TO AFFORE	DABLE
0	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	0%	0%
Company Comp	0	-		-	0	-	-	-	0	-	-	-	0		-	-	0	0%		
- - 0 - - 0 0 - - 0 0	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		
	0	-		-	0	-	-	-	0	-		-	0	-	-		0		0%	0%
0 0	0	-		-	0	-	-	-	0		-	-	0	-	-		0	0%		
0	0	-	-	-	0		-	-	0		-	-	0		-	-	0		0%	0%
0	0	-			0	-	-	-	ō		- 1		0	-	-	-	ō	0%	0%	0%
0	0				0				0				0		-		0			
0 0 0 0 0 0 0 0 0 0 0 0 0 0	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		0%
Value Area: 0 Odenlings (0) Oste (0) Os	0				0				0				0				0		0%	0%
0% Affordable Housing	0	-		_	0	-	-	-	0	F	O dwellings (0 O site @(0) dpt Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho) n. 0%	<u> </u> 0	-	-	-	0	0%	0%	0%

Value Area: Two 50 dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit. (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 10 per unit (end) & 10 per unit (intermediate) Sustainability at 1800 per unit 30% Affordable Housing	dwellings (2 0.74 Hectare Gross Absorpti Plannin Subsidy at £0 per unit Sustainabili 30% Affo	Area: Two 12 Houses 28 Flats site @(75 DPH) dp profit: (25%) on: 50 units p.a. g gain at 100% (rent) & £0 per unit (inten y at £1800 per unit urdable Housing	mediate) Subs	dwellings (, 0.74 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	3 Flats) PH) dph. a. bit (intermediate) r unit	O. Subsic	dwellings (2 74 Hectare Gross Absorpti Plannin by at £0 per unit of Sustainabilit 30% Affo	site @(75 Di profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou	3 Flats) PH) dph. a. bit (Intermediate unit	e) Subsid	dwellings (2).74 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabilit 30% Affo	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	Flats) PH) dph. i. it (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social TEST 16 SHEET 1	Rent to Intermedia	ate) 7	0:30 (Social 16 SHEET 1	Rent to Inte	mediate)	TEST	:30 (Social I 16 SHEET 1	Rent to Inter	mediate)		0:30 (Social I 16 SHEET 1		
GREENFIELD DOWN MIDDLE UP	DOWN	INDUSTRIAL1 MIDDLE	UP	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE UP
2010	2010		2010	DOWN	* >	* >	2010	DOWN	MIDDLE	A >	2010	118%	61%	48%
2011	2011		2011		4.7	* >	2011 2012	**	**	A)	2011	149%	66%	50% 54%
2013	2013	4.4	2013		1.	A P	2013		**	* >	2013	241%	78%	55%
2014	2014		2014		**	4)	2014 2015	**	* *	(∀	2014	667% -810%	96%	60%
2016	2016	**	2016		**	A)	2016			(-	2016	-810% 342996%	130%	64%
2017	2017		2017	~ ~	* *	* >	2017	~ ~	* *	4.4	2017	574%	105% 91%	60%
2018	2018	1 *	2018		**	A)	2018 2019			A)	2018	281% 180%	91% 81%	56% 52%
2020	2020		2020	~ ~	1 +	A >	2020	~ ~	**	A >	2020	132%	74%	49%
2021	2021		2021	**	A)	*)	2021 2022	**	1.4	A)	2021	105%	68%	47% 44%
2023	2023		2023	4 =	4.)	A 3	2023	••	4.*	A >	2023	79%	59%	43%
2024	2024		2024	4 *	4)	A)	2024 2025		1+	A)	2024	75% 72%	58% 57%	42% 42%
2026	2026		2026		4)	4)	2026		- ; ;	4)	2026	71%	59%	42%
		Area: Two	Sul	0.74 He Ab: PI bsidy at E0 per u Sustai 309	lings (22 House: ctare site @(75 Gross profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & E0 p nability at £1800 & Affordable Ho ocial Rent to Ling & Area: Two	DPH) dph. %) s p.a. 200% eer unit (interme per unit susing eermediate)	diate)						e Area: Two	
Value Area: Two 50 dwellings (22 Houses 28 Flats)		2 Houses 28 Flats	s)		22 Houses 2			dwellings (2	Area: Two 2 Houses 28	3 Flats)			22 Houses 28	
0.74 Hectare site @(75 DPH) dph. Gross profit: (17%)	0.74 Hectare	site @(75 DPH) dp profit: (17%)	oh. (0.74 Hectare	site @(75 D profit: (17%)	PH) dph.	0.	74 Hectare	site @(75 Di profit: (17%)	PH) dph.	C	0.74 Hectare:	site @(75 DF profit: (17%)	H) dph.
Absorption: 50 units p.a.	Absorpti	on: 50 units p.a.		Absorpt	ion: 50 units p.	а.		Absorpti	on: 50 units p.	a.		Absorption	on: 50 units p.a	h.
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)		g gain at 100% (rent) & £0 per unit (inter	mediate) Subs	Plannir idy at £0 per unit	ig gain at 1009 (rent) & £0 per u		Subsic	Plannin ly at £0 per unit i	g gain at 100% rent) & £0 per u		e) Subsid	Plannin y at £0 per unit (r	g gain at 100% rent) & £0 per un	
Sustainability at £1800 per unit 30% Affordable Housing	Sustainabili	y at £1800 per unit		Sustainabili	ty at £1800 pe ordable Hou	unit		Sustainabilit	y at £1800 per rdable Hou	unit		Sustainabilit	ty at £1800 per ordable Hou	unit
70:30 (Social Rent to Intermediate)	70:30 (Social	Rent to Intermedia	ate) 7	0:30 (Social	Rent to Inte	mediate)	70	:30 (Social I	Rent to Inter	mediate)		0:30 (Social I	Rent to Inter	mediate)
TEST 17 SHEET 1 GREENFIELD	TEST 17 SHEET 1	INDUSTRIAL1	TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOR	DARLE
DOWN MIDDLE UP	DOWN		UP	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	2010		2010		A)	A)	2010 2011	**	A)	A)	2010	83%	54% 57%	44% 46%
2012	2012		2012		*)	4)	2012		1 +	A)	2012	118%	63%	49%
2013	2013		2013	**	A)	A)	2013 2014	**	4 *	A)	2013 2014	123%	64%	50% 53%
2015	2015		2014		**	4)	2015			A)	2015	300%	90%	58%
2016	2016		2016	**	1.4	A)	2016 2017	~ ~	* *	4)	2016	230%	86% 79%	56% 53%
2018	2018		2017		4.0	4)	2017			4)	2017	133%	79%	50%
2019	2019		2019	• •	A)	A):	2019 2020	~ ~	1 +	4)	2019	108%	67% 62%	48% 46%
2021	2021		2021	4 +	4)	4)	2021		*)	A)	2021	79%	58%	44%
2022	2022		2022	* >	*>	* >	2022	4.4	* >	* >	2022	71%	55%	42%
2023	2023		2023	A >	**	**	2023 2024	1+	*)	*)	2023 2024	63%	53% 52%	41% 40%
2025	2025	^^	2025	A >	**	**	2025 2026	4.4	**	**	2025	61%	52% 53%	40%
2026	2026		2026	V	alue Area: 1	wo	2026	- 17		4)	2026	60%	53%	40%
Value Area: 0	Vali	ue Area: 0	Sul	0.74 He Ab: Pl bsidy at E0 per u Sustai 30% 70:30 (S	lings (22 Houses ctare site @(75 Gross profit: (17 sorption: 50 unit anning gain at 1 init (rent) & E0 j ability at £1800 5 Affordable Ho ocial Rent to Init ue Area: 0	DPH) dph. %) s p.a. 00% er unit (interme per unit pusing	diate)	Valu	ue Area: 0			Valu	ue Area: 0	
0 dwellings (0)	dv	ellings (0) e @(0) dph.		dv O sit	vellings (0) e @(0) dph.			dw	ellings (0)			dw	rellings (0)	
0 site @(0) dph. Gross profit: 0	Gro	ss profit: 0		Gr	oss profit: 0			Gro	e @(0) dph. ss profit: 0			Gro	e @(0) dph. oss profit: 0	
Absorption: 0 Planning gain at 0%	Ab Planni	sorption: 0 ng gain at 0%			sorption: 0 ing gain at 0%				sorption: 0 ng gain at 0%				sorption: 0 ng gain at 0%	
Subsidy at 0 Sustainability at 0		ibsidy at 0 ilnability at 0		Sust	ubsidy at 0 ainability at 0				ibsidy at 0 inability at 0				ubsidy at 0 ainability at 0	
0% Affordable Housing	0% Affo	dable Housing		0% Affo	rdable Hou	sing			dable Hou	sing		0% Affor	rdable Hous	ing
0 TEST 18 SHEET 1	TEST 18 SHEET 1	0	TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
GREENFIELD		INDUSTRIAL1			INDUSTRIAL2	ı	ļ .		PDL	ı	1	REDU	CTION TO AFFOR	
DOWN MIDDLE UP	DOWN 0	MIDDLE I	UP 0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	0	-	0			-	0	-	-		0	0%	0%	0%
	0 -	-	- 0		-	-	0			-	0	0% 0%	0% 0%	0% 0%
0	0 -	-		-	-		0				6	0%	0%	0%
0	0 _	-	- 0	-	-	-	0	-	-	-	0	0%	0%	0%
	0 _	-	- 0	-	-	-	0			-	0	0%	0%	0%
	0 -		_ 0	-		-	ó		-		ő	0%	0%	0%
	0 _	-	- 0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	0 -		- 0				0				0	0%	0%	0%
0	0	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
	0 _	-	- 0	-	-	-	0			-	0	0%	0%	0%
0	0 -		0	-			0			-	ő	0%	0%	0%
	0 _		0	_	- Value Area:	-	0			-	0	0%	0%	0%
				F	O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability al Affordable Ho	0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 19 SHEET 1	TEST 19 SHEET 1	0 TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0% 0%
0	0	0	0	0 096 096 096 0 096 096 096
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0%
0	·	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 20 SHEET 1			0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0 <u></u>	0	0 0% 0% 0% 0 0% 0% 0%
0	0		·	0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 develings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		

Figure 22 - Sensitivity Testing

rigure 22 - Se	113111	ity iesi	ung													
Value Area: Two 50 dwellings (22 Houses 28 Fla 0.74 Hectare site @(75 DPH) dp		Value 50 dwellings 0.74 Hectare		8 Flats)		Valu 60 dwellings 0.74 Hectare		28 Flats)		Value 0 dwellings .74 Hectare		28 Flats)		50 dwellings (0.74 Hectare s	site @(75 DF	8 Flats)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorpt Plannin	s profit: (20%) ion: 50 units p.a ng gain at 100%			Absorpt Plannir	profit: (20%) ion: 50 units p. ig gain at 1009	<u></u>		Absorpti Plannin	profit: (20%) ion: 50 units p ig gain at 1009	.a. 6		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (inter Sustainability at £1800 per unit 20% Affordable Housing	rmediate) S		(rent) & £0 per un ity at £1800 per ordable Hou	unit	e) Subsi		ty at £1800 per u ty at £1800 pe ordable Hou	r unit	Subsii		ty at £1800 per u troidable Hou	r unit	e) Subsid		ent) & E0 per un y at £1800 per rdable Hou	unit
70:30 (Social Rent to Intermedia		70: 30 (Social ST 1 SHEET 1				0:30 (Social): 30 (Social I				0:30 (Social F	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE	UP	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2011	20	1 (*	**	* *	2010	**	**	A.A.	2010 2011	**	4.1	**	2010	60% 71%	36% 39%	30% 31%
2013	20	3	A)	*)	2012	• •	A)	A)	2012 2013	**	A)	A)	2012	90% 95%	43% 45%	33% 33%
2015	20°	5	A }	A):	2014	**	A P	A P	2014 2015	**	4.4	A }	2014	152% 362%	53% 65%	36% 40%
2017	20	7	A)	4)	2016 2017	• •	A)	* >	2016 2017	* *	**	A >	2016 2017	227% 146%	62% 56%	38% 36%
2019	20	9 **	A)	4)	2018 2019	• •	A)	* >	2018 2019	* *	(v	A)	2018	104% 81%	51% 46%	34% 32%
2021	202	1 🔺	A)	4)	2020	* >	A)	A)	2020 2021	4.4	A)	A)	2020	66% 56%	43% 40%	30% 29%
2023	200	3 🔺	**	**	2022 2023	A >	**	**	2022 2023	4.7	**	**	2022 2023	50% 45%	37% 36%	28% 27%
	200		**	**	2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	43% 42%	35% 35%	27% 26%
2026	200	6 ^)	**	**	2026	V	ilue Area: 1	wo	2026	.)	**	**	2026	41%	36%	26%
Value Area: I Wo 50 dwellings (22 Houses 28 Ha	ts)	50 dwellings	e Area: Two (22 Houses 2	8 Hats)		Ab: Plosidy at E0 per u Sustai 209 70:30 (S Value 50 dwellings	Affordable He ocial Rent to Intel P Area: TWO (22 Houses	s p.a. 00% per unit (interme) per unit ousing ermediate) 28 Flats)	5	0 dwellings	e Area: Two (22 Houses	28 Flats)	Ę	50 dwellings (Area: Two 22 Houses 2	8 Hats)
O.74 Hectare site @(75 DPH) di Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (inter Sustainability at £1800 per unit	ph.	0.74 Hectare Gross Absorpt Plannir ubsidy at £0 per unit	site @(75 DF s profit: (20%) ion: 30 units p.a ng gain at 100%	PH) dph. i. it (intermediat	C	0.74 Hectare Gross Absorpt Plannir idy at £0 per unit	site @(75 D profit: (20%) ion: 30 units p. ig gain at 1009	PH) dph. a. 5 nit (intermediate)	0	.74 Hectare Gross Absorpti Plannin dy at £0 per unit	site @(75 D profit: (20%) ion: 30 units p. ig gain at 1009	PH) dpha. 6 nit (intermediat	(J.74 Hectare s Gross Absorptio Planning by at £0 per unit (re	site @(75 DF profit: (20%) on: 30 units p.a g gain at 100%	H) dph. t (intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermedia		20% Affo 70:30 (Social	ordable Hou	sing		20% Affe 0:30 (Social	ordable Hou	ısing		20% Affo 30 (Social	ordable Hou	using		20% Affo 0:30 (Social F	rdable Hou	sing
TEST 2 SHEET 1 GREENFIELD		ST 2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010	UP 201		MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 63%	MIDDLE 37%	UP 30%
2012	20	2	A)	* >	2011	**	A)	A h	2011 2012	**	A)	A)	2011	76% 92%	40% 44%	32% 33%
2014	20	4	A)	*)	2013	**	A)	A):	2013 2014	**	**	A)	2013	109% 194%	47% 56%	34% 37%
2016	20	6	A)	A)	2015 2016	* *	4)	A):	2015 2016	* *	**	A)	2015 2016	292% 193%	63%	39% 37%
2018	20	8	A)	A)	2017 2018	**	A)	A >	2017 2018	- ;;	(*	A)	2017	129% 94%	54% 49%	35% 33%
2020	200	0 🔺	A)	A)	2019 2020	* * *	A)	A):	2019 2020	**	A)	A)	2019 2020	74% 62%	45% 42%	31% 30%
2022	200	2	*)	**	2021	A >	**	**	2021 2022	4.7	**	**	2021	53% 48%	39% 37%	28% 27%
2024	200	4 🔺	**	**	2023 2024	A }	**	**	2023 2024	* >	**	**	2023 2024	44% 43%	36% 35%	27% 26%
	200		**	**	2025 2026	* >	1 1ue Area: 1	**	2025 2026	*>	**	**	2025 2026	42% 41%	35% 36%	26% 26%
Value Area: Two 50 dwellings (22 Houses 28 Fla	ts)	50 dwellings	e Area: Two (22 Houses 2	8 Flats)	5	0.74 He Ab Pi osidy at E0 per u Sustai 209 70:30 (S Valu 50 dwellings	Affordable Ho ocial Rent to Inte Area: Two (22 Houses	DPH) dph. %) s p.a. DD% ber unit (interme) per unit susing ermediate) D28 Flats)	5	0 dwellings	a Area: Tw o (22 Houses	28 Flats)	Ę	50 dwellings (Area: Two 22 Houses 2	8 Flats)
0.74 Hectare site @(75 DPH) di Gross profit: (20%) Absorption: 70 units p.a. Pl Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (inter Sustainability at £1800 per unit 20% Affordable Housing		Absorpt Plannir ubsidy at £0 per unit Sustainabili	s profit: (20%) ion: 70 units p.a ng gain at 100%	it (intermediat		Absorpt Plannir idy at £0 per unit Sustainabili	profit: (20%) ion: 70 units p. ig gain at 1009	a. 5 nit (intermediate) r unit		Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 70 units p. ig gain at 1009	.a. 6 nit (intermediat r unit		Absorptio Planning ly at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100%	t (intermediate)
70:30 (Social Rent to Intermedia TEST 3 SHEET 1		70:30 (Social ST 3 SHEET 1	Rent to Inter	mediate)	TEST	3 SHEET 1	Rent to Inte	rmediate)		30 (Social 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 3 SHEET 1	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE 2010	UP 20°	DOWN 0	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010		MIDDLE 36%	
2011	20	1 4 7	*)	4)	2011	1.4	4)	4)	2011 2012	-::-	A)	4)	2011	69% 91%	39% 43%	31% 33%
2013	20°	4 **	* >	A)	2013 2014	**	A.)	A)	2013 2014	**	4.4	A)	2013 2014	98% 139%	45% 51%	34% 36%
2015 2016 2017	20'	6 **	A)	4)	2015 2016 2017	**	(v	4)	2015 2016 2017	**	* *	4)	2015 2016 2017	479% 272%	67% 64% 58%	41% 39% 37%
	20'	8	A)	4)	2017 2018 2019	* *	A)	A)	2017 2018 2019	**	(v	A)	2017 2018 2019	114% 86%	58% 53% 48%	37% 35% 33%
2020	200	0 🔺	A)	4)	2020	(v	A)	A)	2020	• •	A)	A)	2020	70% 59%	44% 41%	31% 30%
2022	200	2 4 7 3	**	**	2022 2023	A)	**	**	2022 2023	4 *	**	**	2022 2023	51% 46%	38% 36%	28% 27%
2025	200	5 🔺	**	**	2024 2025 2026	*)	**	**	2024 2025 2026	*)	**	**	2024 2025	44% 42%	36% 35%	27% 26%
2026	200		**		2026		alue Area: 1		2026	->	**	**	2026	42%	36%	26%
					Sul	0.74 He Ab: Pl osidy at £0 per u Sustai 20%	nability at £1800 Affordable He	DPH) dph. %) s p.a. 00% per unit (interme per unit pusing	ediate)							
						70:30 (5	ocial Rent to Int	ermediate)								

0.74	Wellings (Hectare : Gross Absorption Planning E0 per unit (Sustainabilit E0% Affo) (Social F	Area: Two 22 Houses: Site @(75 Di profit: (20%) on: 50 units p. ig gain at 50% (rent) & £0 per ui y at £1800 per irdable Hou Rent to Inter	28 Flats) PH) dph. a. nit (intermediate) r unit using	Subs	dwellings (2 0.74 Hectare : Gross Absorption Plannir idy at £0 per unit in Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50% (rent) & £0 per ur y at £1800 per ordable Hou	B Flats) PH) dph. a. iit (intermediate unit sing) Subsi	dwellings (2 1.74 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 20% Affo	e Area: Two 22 Houses 21 site @(75 D s profit: (20%) lon: 50 units p. ong gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	3 Flats) PH) dph. a. hit (intermediate runit) Subsi	dwellings (2 0.74 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	8 Flats) PH) dph. a. nit (intermediater unit	e) Subsic	dwellings (2 0.74 Hectare : Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	site @(75 Di profit: (20%) on: 50 units p. g gain at 50% ent) & £0 per ur y at £1800 per rdable Hou	3 Flats) PH) dph a. hit (interme unit unit
		GREENFIELD		IESI	4 SHEET 1	INDUSTRIAL1		IESI	4 SHEET 1	INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFOR	DABLE
, 🗀	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 55%	MIDDLE 35%	UP 299
í	1.	**	**	2011	* >	**	**	2011	A)	**	**	2011	••	**	**	2011	63%	37%	309
3	**	A }	A)	2012 2013	**	A)	A)	2012	• •	A)	A }	2012	••	A)	A)	2012	77%	41% 42%	329 329
		A >	->	2014	**	A)	4)	2014	**	4)	4.)	2014		(+	4)	2014	120%	49%	359
5	**	* >	* >	2015	* *	A.)		2015	~ ~	A)	A >	2015	**	**	A)	2015	213%	59%	389
		A >	A)	2016 2017	**	A)	*)	2016	••	A)	A }	2016	**	1 *	A)	2016	159%	57% 52%	369
	• •	* >	* >	2018	* *	A.):	* >	2018	* *		A >	2018	~ ~	A >		2018	88%	47%	339
	* *	* >	* >	2019	* >	* >	.,	2019	4.*	.,	* >	2019	~ ~	* >	* >	2019	71%	44%	319
	A)	* *	**	2020	A)	**	.,	2020	A)	4.4	* *	2020	1.	* *	4.4	2020	60% 52%	41% 38%	30'
_	* >	**	**	2022	A >	**	**	2022	* >	**	**	2022	A)	**	**	2022	46%	36%	27
	* >	**	**	2023	* >	**	**	2023	* >	**	**	2023	* >	**	**	2023	43%	34%	26
-	4)	**	**	2024	A >	**	**	2024	A)	**	**	2024	A)	**	**	2024	41% 40%	34% 33%	26' 26'
	A >	**	**	2026	A >	**	**	2026	A >	AA alue Area: T	**	2026	A)	**	**	2026	39%	34%	26
50 do	wellings (Area: Two 22 Houses 2 site @(75 D	28 Flats)		Value dwellings (2 0.74 Hectare	• Area: Two 12 Houses 28 site @(75 DF	Flats)		Sidy at E0 per u Sustain 20% 70:30 (S Value dwellings (:	lanning gain at 5 init (rent) & E0 p nability at £1800 6 Affordable Ho ocial Rent to Inte e Area: Two 22 Houses 21 site @(75 D	er unit (interm per unit pusing ermediate) 3 Flats)		Value dwellings (2 0.74 Hectare	e Area: Two 22 Houses 2 site @(75 D	8 Flats)		Value dwellings (2 0.74 Hectare :	Area: Two 2 Houses 28 site @(75 Di	B Flats)
sidy at S 2 70:30	Gross Absorption Planning E0 per unit (Sustainabilit E0% Affo ((Social F	profit: (20%) profit: (20%) pn: 50 units p. g gain at 200% frent) & £0 per u y at £1800 per rdable Hou Rent to Inter	a. hit (intermediate) r unit using	Subs	Gross Absorption Planning idy at £0 per unit if Sustainabilit 20% Affo D: 30 (Social I	profit: (20%) on: 50 units p.: g gain at 200% (rent) & £0 per ur y at £1800 per ordable Hou	a. nit (intermediate unit using) Subsi	Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo 30 (Social	site @(/5 D) profit: (20%) ion: 50 units p. ig gain at 200% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Inter	a. hit (intermediate unit unit) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	a. 6 nit (intermediat r unit ising	e) Subsic	Gross Absorption Planning dy at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social F	profit: (20%) on: 50 units p. g gain at 200% ent) & £0 per ur y at £1800 per rdable Hou	a. hit (interm unit unit
	HEET 1	GREENFIELD		IEST	5 SHEET 1	INDUSTRIAL1		IEST	5 SHEET 1	INDUSTRIAL2		IEST	5 SHEET 1	PDL		IEST		CTION TO AFFOR	
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 74%	MIDDLE 40%	UI 31'
		* *	4)	2011		A)	*>	2011		4)	* >	2011		A)	4)	2011	91%	43%	33
	* *	A)	A)	2012 2013	**	A)	*)	2012 2013	**	A)	4)	2012	**	(*	A)	2012	134%	49% 51%	36 36
		4.4	A)	2014	**	A >		2014	- ;;	A)	A >	2014	**		A >	2014	314%	61%	39
	••	**	A)	2015 2016	• • •	1.4	A)	2015		**	A }	2015	**		A)	2015	-859% 1445%	82% 76%	44 42
		~ ~	* >	2017	**	A)	. >	2017	**	(*	A P	2017			A >	2017	313%	67%	39
	**	A }		2018 2019	**	A)		2018	**	*)	A }	2018	**		*)	2018	167%	59% 53%	37 34
	• •	A >	*	2020	* *	A >	A >	2020	**	A)	A F	2020	• •	4.*	A >	2020	83%	48%	32
	4.7	A }	A)	2021 2022	A)	A)	A)	2021	A)	4)	A >	2021		A >	A)	2021	58%	44% 41%	31'
	* >	* >	* >	2023	A >	* >	* >	2023	* >	* >	* >	2023	4.4	* >	* >	2023	52%	39%	28
	*)	**	**	2024 2025	A >	**	**	2024	4)	**	**	2024	4)	**	**	2024	49% 47%	38% 38%	28
								Sut	50 dwel 0.74 He (Abs Planting Sidy at E0 per u Sustain	alue Area: T lings (22 Houses ctare site @(75 Gross profit: (20 torption: 50 unit anning gain at 2i init (rent) & E0 p nability at £1800 5 Affordable Ho	28 Flats) DPH) dph. %) s p.a. D0% er unit (interm	ediate)							
0.74	Wellings (Hectare : Gross Absorption Planning BS500 per unit	Area: Two (22 Houses 2 site @(75 D profit: (20%) on: 50 units p g gain at 100% (rent) & E26000 pe y at £1800 per rdable Hou	28 Flats) PH) dph. a. 6 r unit (intermediate) r unit		dwellings (2).74 Hectare: Gross Absorptic Planning of at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	B Flats) PH) dph. a. unit (intermediate	C s) Subsidy	70:30 (S Value dwellings (: 1.74 Hectare Gross Absorpti Plannia at £48500 per unit	ocial Rent to Interest Two 22 Houses 21 site @(75 D is profit: (20%) ion: 50 units p. iog gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	ermediate) 3 Flats) PH) dph. a. r unit (intermediate	C s) Subsidy	dwellings (2 0.74 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	8 Flats) PH) dph. a. 6 r unit (intermedia r unit		dwellings (2 0.74 Hectare : Gross Absorptio Planning by at £48500 per unit i Sustainabilit	site @(75 Di profit: (20%) on: 50 units p. g gain at 100%	B Flats) PH) dph a. runit (interr
70:30 F 6 SF) (Social F HEET 1	Rent to Inter	mediate)		0:30 (Social I 6 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2	mediate)		0:30 (Social) 6 SHEET 1	Rent to Inte	rmediate)			CTION TO AFFOR	RDABLE
-	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 25%	U 22
	A >	**	**	2011	A P	**	**	2011	4 *	44	**	2011	**	A.	**	2011	41% 52%	27% 29%	23
		A P	A)	2013	A P	. ,	. >	2013	1.	.,	A >	2013		A)		2013	55%	30%	24
	**	A)	^)	2014 2015	**	4)	.,	2014	**	A)	4)	2014	**	A) (v	A)	2014	87% 217%	36% 45%	27 30
	~ ~	* >	4)	2016	• •	* >	4)	2016	~ ~	4)	* >	2016			4)	2016	139%	43%	29
	**	A)	A)	2017 2018	· ·	A)	*)	2017 2018	**	A)	4)	2017	**	(v	A)	2017	90% 67%	39% 36%	28 26
	4.4	A }	* >	2019	A F	. >		2019	* }	A)	A >	2019	~ ~	A >	A >	2019	54%	34%	25
	*)	* *		2020 2021	A }	4.4	4.1	2020	A)	4.4	4.5	2020	4 +	4.4	4)	2020	45% 39%	32% 30%	24
	* >	**	**	2022	A >	**	**	2022	* >	**	**	2022	A >	**	**	2022	35%	28%	23
	A)	**	**	2023 2024	A }	**	**	2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	33% 32%	27% 27%	22
	4)	**	**	2025 2026	A P	**	**	2025	4)	**	**	2025	4)	**	**	2025	31% 31%	27% 27%	22
									50 dwel 50 dwel 0.74 He (Abs Pl: at £48500 per u Sustain	alue Area: T lings (22 Houses ctare site @(75 Gross profit: (20 corption: 50 unit anning gain at 11 nit (rent) & £26 nability at £1800 5 Affordable Ho	WO 28 Flats) DPH) dph. %) s p.a. D0% D00 per unit (in								

O. Subsidy	0 dwellings (.74 Hectare s Gross Absorptic Plannia at £25000 per unit (Sustainability 20% Affo 1: 30 (Social F	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe y at £1800 pe rdable Hou	28 Flats) PH) dph. a. 6 r unit (intermediate r unit	i) Subsidy	dwellings (2 .74 Hectare : Gross Absorptic Plannia at £25000 per unit Sustainabilit 20% Affo 30 (Social I	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	B Flats) PH) dph. a. unit (intermedia) unit	te) Subsidy	dwellings (. 1.74 Hectare Gross Absorpt Plannit at £25000 per unit Sustainabili 20% Affe D: 30 (Social	e Area: Two 22 Houses 2 site @(75 D profit: (20%) or 50 units p log gain at 100% (rent) & £22000 pc ty at £1800 pe prodable Hou Rent to Inte	B Flats) PH) dph. a. 6 r unit (intermediate) r unit using	Subsidy	dwellings (2 .74 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit 20% Affo 0:30 (Social I	site @(75 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. a. full distribution of the second	te) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Planni dy at £25000 per unit Sustainabilit 20% Affo (0:30 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	Flats) PH) dph. I. unit (intermediate) unit sing
IESI /	7 SHEET 1	GREENFIELD		IESI	7 SHEET 1	INDUSTRIAL1		IESI	7 SHEET 1	INDUSTRIAL2		IESI	7 SHEET 1	PDL		IESI		CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 30%	UP 25%
2011 2012	(v	**	**	2011	4)	**		2011	A >	**	**	2011 2012	• •	**	**	2011	53%	32% 35%	26% 28%
2013	**	* >		2013				2013	**		* >	2013	**	* >		2013	71%	36%	28%
2014 2015	**	A }	4)	2014	**	A)	4)	2014	**	A)	A)	2014 2015	**	(v	A)	2014	114% 278%	43% 53%	31% 34%
2016	~ ~	* >		2016	~~			2016	**	A >	A)	2016	**	**	A.)	2016	176%	51%	33%
2017 2018	**	* >	A >	2017 2018	**	A)	A >	2017	**	A)	4)	2017 2018	**	(v	A)	2017	114% 82%	47% 42%	31% 30%
2019 2020	* * *	A }	A):	2019	A)	A)	4)	2019	4 +	A)	A)	2019 2020	• •	A)	A)	2019	65% 54%	39% 36%	28% 27%
2021	* >	**	**	2021	A >	**	**	2021	* >	**	**	2021	4.*	**	**	2021	46%	34%	26%
2022 2023	4)	**	**	2022	4)	**	**	2022	A)	**	**	2022 2023	A >	**	**	2022	41% 38%	32% 31%	25% 24%
2024	* >	**	**	2024	A)	**	**	2024	A)	**	**	2024	* >	**	**	2024	37%	30%	24%
2025 2026	A)	**	**	2025 2026	4)	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	36% 35%	30% 31%	24% 24%
O. Subsidy	O dwellings (.74 Hectare s Gross Absorptic Planning at £36000 per unit (Sustainability	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe y at £1800 pe rdable Hou	28 Flats) PH) dph. a. 6 r unit (intermediate r unit	a) Subsidy	dwellings (2 .74 Hectare: Gross Absorptic Planning at £36000 per unit Sustainabilit	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	B Flats) PH) dph. a. unit (intermedial	C (a) Subsidy	at £25000 per u Sustai 209 70:30 (\$ Valu dwellings (1.74 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 20% Affr	anning gain at 1 nining	000 per unit (int iper unit pussing ermediate) B Flats) PH) dph. a. 6 unit (intermediate) r unit issing	O Subsidy	Value dwellings (2 .74 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	site @(75 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. a. full disconnection of the content of th	te) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Plannin by at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) PH) dph. i. unit (intermediate) unit sing
	SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		rmediate)		8 SHEET 1		
ı	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_	DOWN	CTION TO AFFOR MIDDLE	DABLE UP
2010 2011	4)	**	**	2010 2011	4)	**	**	2010 2011	A)	**	**	2010 2011	**	**	**	2010 2011	41% 47%	28% 29%	24% 25%
2012	• •	* >	* >	2012	A)	*)	* >	2012	4 🕶	* >	A P	2012	• •	A)	* >	2012	60%	32%	26%
2013 2014	**	4)	A)	2013 2014	**	A)	4)	2013 2014	• •	4)	A)	2013 2014	**	4)	A)	2013 2014	102%	40%	29%
2015 2016	**	*)	A)	2015 2016	**	A)	4)	2015 2016	**	4.)	4)	2015 2016	**		A)	2015 2016	249%	49% 47%	32% 31%
2017	V V	A)	* >	2017	¥¥	A)	* >	2017	* *	A)	A P	2017	**	4+		2017	103%	43%	29%
2018 2019	(*	* >	*)	2018 2019	A)	A >	A)	2018 2019	A >	A)	4)	2018 2019	**	A)	A)	2018 2019	75% 60%	40% 37%	28% 27%
2020 2021	A)	* *	.,	2020 2021	A)	* *		2020	A)	.,	4.4	2020 2021	1 *	4.4	* *	2020	50% 43%	34% 32%	26% 25%
2022	* >	**	**	2022	A)	**	**	2022	* >	**	**	2022	* >	**	**	2022	39%	30%	24%
2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	A P	**	**	2023 2024	*>	**	**	2023 2024	36% 34%	29% 29%	23% 23%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	34% 33%	29% 29%	23% 23%
	Valu	ue Area: O			Vali	ue Area: 0		Subsidy	50 dwel 0.74 He 0.74 He Ab: Ab: at £36000 per u Sustai 209 70:30 (S	alue Area: 1 lings (22 House ctare site @/f.s cross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & E24 nability at E1800 is Affordable Hocial Rent to Inue Area: 0	i 28 Flats) DPH) dph. %) s p.a. D0% D00 per unit (int busing	ermedia		ue Area: 0			Vali	ue Area: 0	
	0 dw	ellings (0) @(0) dph.			dw	ellings (0) e @(0) dph.			dv	vellings (0) e @(0) dph.			dw	rellings (0) e @(0) dph.			dw	rellings (0) e @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gr	oss profit: 0			Gro	oss profit: 0			Gro	oss profit: 0	
	Plannir	ng gain at 0%			Planni	ng gain at 0%			Plann	ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Planni	sorption: 0 ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ubsidy at 0 ainability at 0			Susta	ubsidy at 0 ainability at 0	
	0% Affor	dable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou 0	ising		0% Affor	rdable Hous 0	ing
TEST 9	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL 1		TEST	9 SHEET 1	INDUSTRIAL 2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDU	CTION TO AFFOR	DABLE
0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-			o o		- 1	-	ő				0	-			ō	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0				0				0		-		0	0%	0%	0%
0	-			0			-	0				0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0		-		0	0% 0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
									ı	O dwellings (0 0 site @(0) dp Gross profit: (Absorption: d Ranning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: 0 O diveilings (0) O ste @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 10 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Abzorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 006 Affordable Housing 0 TEST 10 SHEET 1		Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 10 SHEET 1 PDL	Value Area: 0 dwellings (2) 0 site @(0) dph. Gross profit: 0 Assorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 T 10 SHEET 1
DOWN MODE UP	DOWN MIDUSTRIAL1	NOUSTRIAL2	DOWN MIGGLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP ON UN UN UN ON
Value Area: Two 50 dwellings (22 Houses 28 Flats) 0.74 Hoctare site @(75 DPH) dph. cross profit: (2075) Absorption: 50 units p.a. Planning gain at 100% Subsiy at 10 per unit (em) à 60 per unit (intermediate) Sustainability at £00 per unit.	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit: (200) Absorption: 50 units p.a. Planning gain at 100; Subsidy at 60 per unit (ren) & 60 per	Sustainability at £600 per unit	Sustainability at £600 per unit	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @ (75 DPH) dph. Cross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% slyst at E0 per unit (nemediate) Sustainability at £600 per unit
20% Affordable Housing 7: 30 (Social Rent to Intermediate) TEST 11 SHEET 1 CREENFIELD ONN MIDDLE UP 2010 2010 2011 2012 2012 2013 2014 2015 2016 2017 2016 2017 2017 2018 2019	20% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 11 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP 2010	2012		67% 38% 31% 31% 88% 31% 88% 42% 42% 33% 53% 53% 53% 53% 53% 53% 53% 53% 53
2026	Value Area: Two dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph	Value Area: Two So dwellings (22 Houses 28 Flats) 0.74 Hectares site @(75 DPH) dph. Gross profit: C0765) Absorption: 50 units p. a. Planning gain at 100% Subsidy at E0 per unit (rent) & E0 per unit (intermes units) 10.50 (Flat of the Company of	A	41% 34% 26%
Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subdiely at 10 per unit (reint) & 10 per	Cross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subaidy at 60 per unit (rem) & 60 per unit (intermediate) Sustainability at 60 per unit 20% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 12 SHEET 1 DOWN MIDDLE UP 2010	Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subidey at 60 per unit (renip & 60 per unit 20% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 12 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP 2010 A A A A	Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	Gross profit: (20%) Absorption: 50 units p.a. Planning ain at 100% idy at 60 per unit (rem) £ 60 per unit (intermediate) Sustainability at 60 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) T12 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 57% 35% 29%
2011	2012 -	2011	2011	65% 38% 30% 30% 30% 68% 32% 42% 42% 32% 32% 32% 35% 32% 55% 35% 35% 35% 35% 35% 35% 35% 35% 41% 46% 33% 35% 44% 33% 35% 44% 35% 37% 61% 41% 30% 55% 27% 44% 35% 22% 22% 42% 22% 22% 22% 22% 22% 22% 22
2025	2025 - 1 - 1 - 1 - 2 - 2 - 2 - 2 - 2 - 2 - 2	Value Area: Two So dwelling; (22 Houses 28 Flats) 0.74 Nectare site (75 EPH) dph. Gross profit: (20%) Assorption: 50 units p.a. Flanning gain at 100% Subsidy at Super unit (rent) & 50 per unit (renteree sustainability at 10 per unit 70:30 (Social Rent to Intermediate)	2025 + + A 2025 2026 - A 2 2026	40% 34% 26%

O. Subsic	O dwellings (.74 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	28 Flats) PH) dph. a. i. iiiiiiiiiiiiiiiiiiiiiiiiiiii	Subsi	dwellings (2 .74 Hectare: Gross Absorption Planning dy at £0 per unit if Sustainabilit	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	B Flats) PH) dph. a. hit (intermediate unit	e) Subsi	dwellings (3 74 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affo	e Area: Two 22 Houses 21 site @(75 D is profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per brdable Hou Rent to Inter	3 Flats) PH) dph. a. bit (intermediate) cupit unit	Subsid	dwellings (2.74 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. init (intermediate r unit using	s) Subsid	dwellings (2 0.74 Hectare s Gross Absorptio Planning by at £0 per unit (n Sustainability	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE UP
2010	4 *	**	**	2010	A >	**	**	2010	* >	* *	* *	2010	DOWN	**	**	2010	53%	31%	25%
2011	**	**		2011	A)	A A	**	2011	4 *	**	**	2011 2012	• • •	4.1	4.1	2011	61% 78%	34% 37%	27% 28%
2013 2014	**	* >	A)	2013 2014	**	A)	4)	2013	**	A)	A)	2013 2014	**	A) (v	A)	2013	82% 131%	38% 45%	28% 31%
2014		(+	4)	2014	**	4)	4)	2014		4)	4)	2014			4)	2014	313%	56%	34%
2016 2017	••	* >	A)	2016 2017	**	A)	A >	2016 2017	••	A)	4)	2016 2017	• •	4.4	A)	2016 2017	195%	53% 48%	32% 31%
2018	**	*)	4)	2017	~ ~	4)	4)	2017		4)	4)	2017		4)	4)	2018	89%	43%	29%
2019 2020	~ v	A }	A)	2019 2020	A)	A)	A)	2019	4+	A)	A)	2019 2020	**	4)	4)	2019	69% 56%	40% 37%	27% 26%
2021	A P	**	**	2021	A >	**	**	2021	A >	**	**	2021	1.	**	**	2021	48%	34%	25%
2022 2023	A)	**	**	2022 2023	A)	**	**	2022	A)	**	**	2022 2023	4)		**	2022	42% 39%	32% 30%	23% 23%
2024	A P	**	**	2024	* >	**	**	2024	A >	**	**	2024	* >	**	**	2024	37%	30%	23%
2025 2026	A)	**	**	2025 2026	A }	**	**	2025 2026	4)	**	**	2025 2026	A >	**	**	2025 2026	36% 36%	30% 31%	22% 22%
51	0 dwellings (.74 Hectare s	site @(75 D	28 Flats) PH) dph.	0	dwellings (2 .74 Hectare	site @(75 DF	3 Flats)		Absolute Abs	ctare site @(75 Gross profit: (20 Gross profit:	%) s p.a. 200% ser unit (interme per unit pusing ermediate) 3 Flats)		dwellings (2 .74 Hectare	site @(75 D	8 Flats) PH) dph.		dwellings (2 0.74 Hectare s		Flats) H) dph.
Subsid	Gross Absorption Planning By at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	.a. 6 nit (intermediate) r unit using	0:	Absorption Planning dy at £0 per unit i Sustainabilit	y at £1800 per rdable Hou Rent to Inter	nit (intermediate unit sing	0:	Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo	profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) unit unit	0:	Absorpti Plannin dy at £0 per unit i Sustainabilit	y at £1800 pe	.a. 6 nit (intermediate r unit using	0:	Absorption Planning By at £0 per unit (re Sustainability	y at £1800 per	t (intermediate) unit
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE UP
2010	* >	**	**	2010	* >	**	**	2010	* >	* *	**	2010	DOWN	**	**	2010	33%	19%	15%
2011 2012	4.7	**	**	2011 2012	A)	**	**	2011	A)	**	**	2011	**	**	**	2011	38% 48%	20% 22%	15% 16%
2013 2014	**	A)	A)	2013 2014	A)	A)	A)	2013	4.*	A)	4)	2013 2014	* *	4)	4)	2013	51%	23% 27%	16% 17%
2014	**	* >	* >	2014		A)	*)	2014		4)	*)	2014		(*	4)	2014	79% 189%	33%	17%
2016 2017	**	A }	A)	2016 2017	**	A)	4)	2016 2017	**	A)	A):	2016 2017	**	4)	A)	2016	116%	31% 28%	18% 17%
2018	V.	A >		2018	* >	A >	* >	2018	4 +	A }	* >	2018		* >	A >	2018	52%	25%	16%
2019 2020	A)	* *	4.4	2019 2020	A)	**	* *	2019	A >	**	**	2019 2020	1.4	**	**	2019	40% 33%	22% 21%	15% 14%
2021	A.):	**	**	2021	**	**	**	2021	* >	**	**	2021	*)	**	**	2021	27%	19% 18%	13%
2022 2023	A)	**	**	2022 2023	A)	**	**	2022 2023	*)	**	**	2022 2023	4)	**	**	2022	24% 22%	18%	13% 12%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	21% 21%	17% 17%	12% 12%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**		2026	20%	18%	12%
TEST :	O dw O site Gro Abs Plannii Su Susta	ie Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hou 0		IEST	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing		0.74 He Absolute Abso	lings (22 Houses ctare site @(75 Gross profit: (20 corption: 50 unit in	DPH) dph. %) s p.a. 50% er unit (intermel per unit susing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 dable Hou 0		TEST	dw O site Gro Abs Plannir Su Susta	Je Area: 0 ellings (0) e a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hous 0	ing
IESI 1		GREENFIELD	I	IEST		INDUSTRIAL1	T	1,521		INDUSTRIAL2	ı	1631		PDL	T	IEST	REDUC	CTION TO AFFORE	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0		-	-	0		-	-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-		-	0	-		-	0			-	0	0%	0%	0%
0			-	0		-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
0	-		-	0	-	-	-	0	-		-	0	-		-	0	0%	0%	0%
0	-		-	0		-		0			-	0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-		-	0	-	-	-	0			-	0			-	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
ō				ő			-	ő				ő				ŏ	0%	0%	0%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpf Gross profit: Absorption: 0 Manning gain at to Subsidy at 0 Sustainability at Affordable Ho	0								

0.74	4 Hectare Gross Absorpti Plannir at £0 per unit Sustainabili 20% Affo	(22 Houses site @(75 D profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. bit (intermediate) r unit using	Subsi	dwellings (2 .74 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 20% Affo	site @(75 D profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	B Flats) PH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	e) Subsi	dwellings (. 1.74 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe	e Area: Two 22 Houses 20 site @(75 D s profit: (25%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	3 Flats) PH) dph. a. bit (intermediate) r unit	Subsi	dwellings (2).74 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	site @(75 D profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	B Flats) PH) dph. a. 6 nit (intermedia r unit unit	te) Subsid	dwellings (2).74 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £1800 per prdable Hou	B Flats) PH) dph a. bit (intermed) unit unit
70:3 ST 16	SHEET 1	Rent to Inte	mediate)): 30 (Social I 16 SHEET 1	Rent to Inter	rmediate)	TEST	16 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social I 16 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 16 SHEET 1	Rent to Inter	mediate
_	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFOR	DABLE UP
0	U V	* >	* >	2010	DOWN	A >	A >	2010	DOWN	* >	A P	2010	- DOWN	*	A >	2010	75%	40%	319
1 2		A)	A)	2011 2012		A)	A)	2011		A)	A)	2011		4.7		2011	95%	43% 49%	339 359
3	• •	A >	* >	2013	••	. >	A.)	2013	**	A.)	* >	2013	* *	4.4	* >	2013	156%	51%	369
5	**	(*	*)	2014 2015	**	* >	* >	2014	**	* >	* >	2014 2015	**	~ ~	*)	2014	435%	63%	399 449
		**	4)	2016			4)	2016	**	**	4)	2016	**		A)	2016	224248%	78%	447
	* *	**		2017	~ ~		A >	2017	~ ~	1 *	A >	2017	* *	~ ~	A >	2017	374%	68%	399
:		4.)	* >	2018 2019	**	A)	4)	2018	**	A)	A)	2018 2019	**		4)	2018	181%	60% 53%	36°
	• •	A F	A >	2020	••	A)	A >	2020	* *		* >	2020	* *		A >	2020	84%	48%	329
	* *	A)	.,	2021 2022	A)	.,	A)	2021	4 *	A)	A)	2021 2022	**	A)	A)	2021	68% 58%	44% 41%	30°
-	*)	4)	*)	2022	A >	4)	4)	2022	* >	4)	4)	2022	4 =	4)	*>	2023	51%	39%	28
	* >	A >	* >	2024	* >	* >		2024	* >	* >	* >	2024	4.4	A >	A >	2024	49%	38%	279
	A)	A)	A)	2025 2026	A)	^)	A)	2025	4)	A)	.,	2025 2026	1 7	A)	^)	2025	47% 46%	37% 39%	279
								Sut	50 dwel 0.74 He 0.74 He Ab: Pl psidy at E0 per u Sustai 20%	alue Area: T llings (22 Houses ctare site @(75 Gross profit: (25 sorption: 50 unit anning gain at 11 unit (rent) & E0 p nability at E1800 6 Affordable Ho	28 Flats) DPH) dph. %) s p.a. 00% eer unit (interme per unit	ediate)							
0.74	dwellings 4 Hectare Gross Absorpti Plannin	e Area: Two (22 Houses site @(75 D profit: (17%) ion: 50 units p ig gain at 100% (rent) & £0 per u	28 Flats) PH) dph. a. bit (intermediate)		dwellings (2 .74 Hectare : Gross Absorption Planning dv at £0 per unit i	site @(75 D profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	B Flats) PH) dph. a. iii		Valu dwellings (1.74 Hectare Gross Absorpt Plannir dy at £0 per unit	e Area: Two e Area: Two 22 Houses 24 site @(75 D s profit: (17%) ion: 50 units p. ng gain at 100% (rent) & £0 per u	3 Flats) PH) dph. a. hit (intermediate)		dwellings (2 0.74 Hectare Gross Absorpti Plannin dy at £0 per unit i	site @(75 D profit: (17%) on: 50 units p. g gain at 1009 (rent) & £0 per u	B Flats) PH) dph. a. 6 nit (intermedia		dwellings (2 0.74 Hectare Gross Absorpti Plannin y at £0 per unit (profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur	B Flats) PH) dph a. bit (interm
70:3	Sustainabili 20% Affo 30 (Social SHEET 1	ty at £1800 pe ordable Hou Rent to Inte	r unit ising rmediate)	70 TEST	Sustainabilit 20% Affo 3:30 (Social I 17 SHEET 1	y at £1800 per rdable Hou Rent to Inter	r unit ising rmediate)		20% Aff	ty at £1800 per ordable Hou Rent to Inter	ising	70	Sustainabilit 20% Affo 0:30 (Social I 17 SHEET 1	ty at £1800 pe ordable Hou Rent to Inte	ısing	7(Sustainabili 20% Affo 0:30 (Social 17 SHEET 1	ry at £1800 per ordable Hou Rent to Inter	unit I sing mediate
		GREENFIELD				INDUSTRIAL1		. 231		INDUSTRIAL2				PDL		.231	REDU	CTION TO AFFOR	
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 55%	MIDDLE 35%	UF 29°
H	1.	**	**	2011	A >	**	**	2011	A)	**	**	2011	**	**	**	2011	62%	37%	309
	**	A)	A)	2012 2013	(+	*)	A)	2012 2013	**	A)	A)	2012 2013	**	A)	4)	2012	75%	41% 42%	32
		A >	* >	2013 2014	**	A)	*)	2013	**	A >	* >	2013	**	(*	*)	2013	79% 112%	42% 49%	35
	* *	A.)	A >	2015	~ ~		A >	2015	• •	A >	A >	2015	**	~ ~	. >	2015	194%	59%	38
	**	A }	* >	2016 2017	**	A)	A)	2016	* *	A)	* >	2016 2017	**	(v	4)	2016	148% 109%	56% 51%	36 35
		A F	* >	2018	**	* >	* >	2018	~ ~	A >	A F	2018	**	A >		2018	85%	47%	33
	~~	A)		2019	A)	A.)	A)	2019	4.*	A.)	A)	2019	**	A)	A.)	2019	70%	43%	31
F	*)	**	* *	2020 2021	*>	* *	**	2020	* >	**	**	2020 2021	(*	**	**	2020	59% 51%	41% 38%	30 28
	* >	**	**	2022	* >	^^	**	2022	* >	**	**	2022	* >	**	**	2022	46%	36%	27
H	A)	**	**	2023 2024	A)	**	**	2023 2024	* >	**	**	2023 2024	A)	**	**	2023	43% 41%	34% 34%	27 26
F	4)	**	**	2025	A)	**	**	2025	.)	**	**	2025 2026	A)	**	**	2025	40% 39%	34% 34%	26
	Val i 0 dv	ue Area: 0 wellings (0)				ue Area: 0 ellings (0)		Sub	Ab: Pi sidy at E0 per u Sustai 209 70:30 (S Val	ctare site @(75 Gross profit: (17 Gross profit: (17 Gross profit: (17 Gross profit: 50 unit anning gain at 11 unit (rent) & E0 p anability at E18 p Gross Affordable Ho iocial Rent to Int ue Area: 0 vellings (0)	%) s p.a. 50% er unit (interme per unit busing	ediate)	Val u dw	ue Area: 0 rellings (0)			dv	ue Area: 0	
	O sit Gn Ab Plann Si Sust	e @(0) dph. oss profit: 0 ossorption: 0 ling gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0	sing		O site Gro Ab Planni Su Susta	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 rdable Hou	sing		O sit Gr At Plann S Sust	ee @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0	sing		O site Gro Ab Planni Su Susta	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing		O siti Gro Ab Planni Si Susti	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% slisidy at 0 sinability at 0 rdable Hou:	sing
ſ 18	SHEET 1 DOWN	GREENFIELD MIDDLE	UP	TEST	18 SHEET 1	INDUSTRIAL1	UP	TEST	18 SHEET 1	INDUSTRIAL2 MIDDLE	UP	TEST	18 SHEET 1 DOWN	PDL MIDDLE	UP	TEST	18 SHEET 1 REDU DOWN	CTION TO AFFOR	RDABLE UF
		-	-	0	-	-	-	0		-	-	0		-	-	0	0% 0%	0%	09
				0				0			-	0				-6	0%	0%	05
	-	-	-	0	_	-		0			-	0				0	0%	0%	09
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	05
			-	0		-	-	0		-	-	0		-	-	0	0%	0%	09
F				0				0		-		0		-		o	0%	0%	09
		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	09
F		-	-	0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	09
F	-			0		-	-	0	-	-	-	0		-	-	ó	0%	0%	09
	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0%	0%	09
F	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	09
				0		-		0				o o		-			0%	0%	0
	-	-	-	0	-	-	-	0	-	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0		О	-	-	-	О	0%	0%	O

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0 - HIDDLE OP	0 - MIDDLE OF	0 DOWN MIDDLE UP	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0% 0% 0%
0	0	0	ŏ I I I	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing
0	0	0	0	0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 DOWN MIDDLE UP	0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0 -	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
o	0	ŏ	ŏ 	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
· - - -	<u> </u>	Value Area: 0 0 dwellings (0) 0 site @ (0) dph.	<u> </u>	0.0000000000000000000000000000000000000

Figure 23 - Sensitivity Testing

		Testing													
Value Area: Two 15 dwellings (7 Houses 8 Flats)	15 d	Value Area: Two lwellings (7 Houses			Value 15 dwellings	Area: Two (7 Houses 8			Value 15 dwellings	Area: Two (7 Houses 8				Area: Two (7 Houses 8	Flats)
0.2 Hectare site @(75 DPH) dph. Gross profit: (20%)	0.2 H	Hectare site @(75 DI Gross profit: (20%)	PH) dph.		0.2 Hectare s	site @(75 DP	H) dph.	(0.2 Hectare s	ite @(75 DF	H) dph.		0.2 Hectare s	ite @(75 DPF profit: (20%)	l) dph.
Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 units p Planning gain at 1009	.a.		Absorpti	on: 50 units p.i g gain at 100%	ı.		Absorpti	on: 50 units p. g gain at 100%	a.		Absorption	on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit		E0 per unit (rent) & E0 per u ustainability at £1800 pe	init (intermediate) Subsi	idy at £0 per unit		it (intermediate)	Subsi	dy at £0 per unit i		nit (intermediat	e) Subsid	ly at £0 per unit (r	ent) & £0 per unit y at £1800 per i	(intermediate)
30% Affordable Housing	30	0% Affordable Hou	using	7.	30% Affo	rdable Hou	sing	7.0	30% Affo	rdable Hou	ising	_	30% Affo	rdable Hous	ing
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1	TEST 1 SH		rmediate)		0:30 (Social 1 SHEET 1		mediate)): 30 (Social I 1 SHEET 1		mediate)		0:30 (Social I 1 SHEET 1		
GREENFIELD DOWN MIDDLE UP 2010	2010	INDUSTRIAL1 DOWN MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE 59%	UP 49%
	2011	V A)	A)	2011	• • •	A)	A)	2011 2012	• •	A)	A)	2011	91%	59%	49% 54%
2013	2013	v v		2013	- ;;	A)	A >	2013	**		A >	2013	128%	70%	55%
2015	2015	** **	A >	2014 2015	**	* *	A P	2014 2015	* *	4 +	A }	2014	128% 267%	71% 99%	55% 65%
2017	2016	** **	A P	2016 2017	**	**	A P	2016 2017	**	**	A P	2016	224% 181%	96% 89%	63%
2019		** **	4)	2018 2019	**	4.)	* >	2018 2019	**	**	A)	2018 2019	148% 123%	82% 75%	57% 54%
2020	2021	v	4)	2020	• •	A)	A P	2020 2021		1 *	A >	2020 2021	104% 90%	70% 66%	51% 49%
2022 (2022 2023	A) A)	A)	2022	A)	A)	A }	2022 2023	4.4	A }	4)	2022 2023	81% 74%	62% 59%	47% 45%
2024	2024 2025	A) A)	A)	2024 2025	4)	A)	A)	2024 2025	1 +	A)	A }	2024 2025	70% 68%	58% 57%	44% 44%
2026	2026	A) A)	.,	2026	* >	Liue Area: T	* >	2026	(🔻	. >	.,	2026	67%	58%	44%
Value Area: IWo 15 dwellings (/ Houses 8 Hats) 0.2 Hectare site @(/5 DPH) dph. Gross profit: (209)	15 d 0.2 H	Value Area: 1W Wellings (7 Houses Hectare site @(7b D) Gross profit: (20%)	8 Flats) PH) dph.		Abs. Abs. Pla assidy at E0 per Sustair 30% 70:30 (Sr Value 15 dwellings 0.2 Hectare s Gross	Affordable Ho ocial Rent to Inte Area: Two (7 Houses & Site @(75 DP profit: (20%)	6) p.a. 0% er unit (interme per unit using ermediate) H Hats) H) dph.		15 dwellings 0.2 Hectare s Gross	ite @(75 DF profit: (20%)	B Flats) PH) dph.		15 dwellings 0.2 Hectare s Gross	Area: Iwo (7 Houses 8 lite @(75 DP+ profit: (20%) on: 30 units p.a	I) dph.
Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Absorption: 30 units p.a. Planning gain at 100% Subsidy at 0 per unit (intermediate) Subsidiality at 18000 per unit Subsidiality at 18100 per unit														(intermediate)
30% Affordable Housing 70:30 (Social Rent to Intermediate)	30% Affo 30% Social I	rdable Hou	ısing	7	30% Affo 0:30 (Social I	y at £1800 per or rdable House Rent to Interr	ing								
TEST 2 SHEET 1 GREENFIELD	TEST 2 SH	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST	2 SHEET 1 REDU	CTION TO AFFORE	ABLE
2010 DOWN MIDDLE UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 90%	MIDDLE 59%	UP 49%
	2011 2012	** **	* * *	2011	**	* >	A >	2011 2012	**	1 *	* >	2011	94% 122%	60% 68%	49% 54%
	2013 2014	** **	A)	2013	**	A >	A >	2013 2014	* *	4.4	A)	2013	128% 137%	70% 73%	55% 56%
	2015 2016	** **	A):	2015 2016	**	**	A)	2015 2016	**	**	A }	2015 2016	264% 221%	99% 95%	65% 63%
2017	2017	** (* ** A)	A)	2017	**		A)	2017 2018	• •	• •	A)	2017	179% 146%	88% 81%	60% 57%
	2019	** **	4)	2019	* *	A)	A }	2019 2020	• •		A)	2019	121% 103%	75% 70%	54% 51%
2021	2021	A) A)	A)	2021	~ ·	.,	A }	2021	**	A)	A)	2021	89%	66%	49% 47%
	2022	A) A)	A >	2023	A)	*)	A)	2022 2023 2024	1 +	*)	4)	2022	73% 70%	59% 58%	45% 44%
2025	2025	A) A)	A)	2025	* >	4)	4.)	2025	1.	4)	4)	2025	68%	57%	44%
2026	2026	_,,		2026		Ilue Area: T		2026	1.			2026	6/%	58%	44%
Value Area: Two 15 dwellings (? Houses 8 Flats) 0.2 Hectare site @(75 DPH) dph. Gross profit: (20%) Gross profit: (20%) Flanning pain at 100%. Subsidy at E0 per unit (rent) & E0 per unit (intermediate) Sustainability at £1800 per unit	0.2 H Subsidy at £	Value Area: Tww twellings (7 Houses lectare site @(75 Di Gross profit: (20%) Absorption: 70 units p Planning gain at 100? Eloper unit (rent) & Eloper unit (8 Flats) PH) dpha. 6 init (intermediate		Absorpti Plamada Absorption of	Additional	6) p.a. 10% er unit (interme per unit using rrmediate) Flats) H) dph. a. iit (intermediate)	(15 dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ilte @(75 DF profit: (20%) on: 70 units p. g gain at 100%	B Flats) PH) dph. a. biting the control of the cont		15 dwellings 0.2 Hectare s Gross Absorpti Planning by at £0 per unit (r	profit: (20%) on: 70 units p.a g gain at 100%	dph. (intermediate)
30% Affordable Housing 70:30 (Social Rent to Intermediate)	30	0% Affordable Hou (Social Rent to Inte	usina	70	30% Affo 0:30 (Social	rdable Hou	sing	70	30% Affo 30% Social I	rdable Hou	ısing	7	30% Affo 0:30 (Social I	rdable Hous	sing
	TEST 3 SHI	EET 1 INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL			3 SHEET 1	CTION TO AFFORE	
2010 DOWN MIDDLE UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 89%	MIDDLE 59%	UP 49%
2012	2011 2012 2013	V V A)	A)	2011 2012 2013		A)	A } A }	2011 2012 2013	- ; ;	1 *	A)	2011 2012 2013	91% 122%	59% 68%	49% 54% 55%
2014	2014	** A)	A)	2014	**	A)	A)	2014 2015	V V	1 +	A)	2013	128% 270%	71% 99%	55%
2016	2016 2017	** **	A)	2016 2017	**		A P	2016 2017	• •	• •	A)	2016 2017	227% 184%	96% 89%	63% 61%
2018	2018 2019	*	A) A)	2018 2019	**	4 *	4)	2018 2019	ŢŢ	ij	A)	2018 2019	150% 124%	82% 76%	57% 54%
2021	2020 2021	v v A)	*)	2020 2021	• •	A >	* * *	2020 2021		1 +	A)	2020 2021	105% 91%	71% 66%	52% 49%
2023	2022 2023 2024	A) A)	4)	2022 2023 2024	A) A)	A)	4 4	2022 2023 2024	ŢŢ	4 >	A) A)	2022 2023 2024	81% 74%	63% 59% 58%	47% 45% 44%
2025	2024 2025 2026	A) A)	4)	2024 2025 2026	**	4)	A)	2024 2025 2026	(*	A)	A)	2024 2025 2026	68% 67%	58% 57% 58%	44% 44% 44%
				Sub	15 dwe 0.2 Hec G Abs Pla osidy at E0 per u Sustair 30%	Illue Area: T Illings (7 Houses tare site @(75 D fross profit: (20% orption: 70 units unning gain at 10 nit (rent) & E0 p sability at £1800 Affordable Ho	8 Flats) PH) dph. 6) p.a. 10% er unit (interme per unit using	diate)							

0.2 Subsidy at	dwellings Hectare s Gross Absorption Planning £0 per unit (Area: Tw (7 Houses ite @(75 D profit: (20%) on: 50 units p g gain at 50% rent) & £0 per u y at £1800 per	8 Flats) PH) dph. .a. 6 init (intermedia		dwellings 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p.a ng gain at 50% (rent) & £0 per units at £1800 per	Flats) H) dph. a. it (intermedial		dwellings 0.2 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	e Area: Two (7 Houses 8 site @(75 DF s profit: (20%) lon: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per	Flats) H) dph. a. it (intermediate		dwellings 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe	Flats) PH) dph. .ainit (intermediate) er unit		dwellings (0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un v at £1800 per	H) dph. i. it (intermediate unit
3	30% Affo	rdable Ho Rent to Inte	using	70	30% Affo 0:30 (Social	rdable Hou	sing	7	30% Aff	Rent to Inter	sing	70	30% Affo 0:30 (Social	ordable Hou	using	7	30% Affo 0:30 (Social F	rdable Hou	sing
TEST 4 SH	HEET 1	GREENFIELD			4 SHEET 1	INDUSTRIAL1			4 SHEET 1	INDUSTRIAL2			4 SHEET 1	PDL		TEST	4 SHEET 1	CTION TO AFFOR	DARI F
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 8.4%	MIDDLE 57%	UP 47%
2011		A >	A)	2011	1+	A)	A)	2011	**	A)	* >	2011	**	A >	A.)	2011	85%	57%	48%
2012	**	*)	A)	2012 2013	**	A)	A)	2012	**	A)	A)	2012	**	(v	A)	2012	111% 115%	65% 67%	53% 53%
2014 2015	**	<u> </u>	A }	2014 2015	**	* *	A }	2014	**	A) V V	A):	2014 2015		4 *	A)	2014 2015	116%	68%	53% 63%
2016		v.	A >	2016	**			2016	• •	- · ·	A >	2016	V V	Ų.	* >	2016	189%	89%	61%
2017		(+	A)	2017	• •	A)	A)	2017	**	A >	A >	2017 2018	• •		A >	2017 2018	157% 131%	84% 77%	58% 55%
2019		A P	A)	2019	**	A)	A }	2019		A)	A):	2019	**	1+	A)	2019	112%	72% 67%	53% 50%
2021	**	A)	A)	2021	A)	A)	A)	2021	(v	A)	A)	2021	**	A)	4)	2021	85%	63%	48%
022 023	A)	->	->	2022 2023	* *	4)		2022 2023	* >	4)	4)	2022 2023	4.4	4)	A >	2023	70%	60% 57%	46% 44%
024	A)	**	**	2024 2025	A)	**	**	2024 2025	.,	**	**	2024 2025	->	**	**	2024 2025	67% 65%	56% 55%	43% 43%
1026	*)	**	**	2026	4.)	**	**	2026	A >	alue Area: T	**	2026	4)	**	**	2026	64%	56%	43%
15 0.2	dwellings Hectare s Gross Absorption	Area: Tw (7 Houses ite @(75 D profit: (20%) on: 50 units p	8 Flats) PH) dph. .a.		dwellings 0.2 Hectare s Gross Absorpti	profit: (20%) on: 50 units p.:	Flats) H) dph. a.		bsidy at £0 per u Sustai 3099 70:30 (S Valu dwellings 0.2 Hectare Gross Absorpt	lanning gain at 5 init (rent) & E0 p nability at £1800 b Affordable Ho ocial Rent to Int e Area: Two (7 Houses 8 site @(75 DF profit: (20%) ion: 50 units p.	er unit (interm per unit using ermediate) Flats) H) dph.		dwellings 0.2 Hectare s Gross Absorpti	profit: (20%) on: 50 units p.	Flats) PH) dph. .a.		dwellings (0.2 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	Flats) H) dph. ı.
3	t £0 per unit (Sustainabilit 80% Affo	g gain at 200° rent) & £0 per u y at £1800 per rdable Ho Rent to Inte	init (intermedia er unit using		dy at £0 per unit Sustainabilit	ty at £1800 per ordable Hou	nit (intermediat unit s ing		idy at £0 per unit Sustainabili 30% Affe	ig gain at 200% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Inter	nit (intermediate unit sing		dy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	init (intermediate) r unit using		dy at £0 per unit (r Sustainabilit	y at £1800 per rdable Hou	it (intermediat unit sing
EST 5 SH	HEET 1	GREENFIELD	mediatey	TEST	5 SHEET 1	INDUSTRIAL1	mediatey	TEST	5 SHEET 1	INDUSTRIAL2	mediatey	TEST	5 SHEET 1	PDL	mediate	TEST	5 SHEET 1	CTION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 63%	UP 51%
011	**	*		2011	• •	^)	* * *	2011	•••	4)	4)	2011	**	4)	*)	2011	107%	64%	51%
012	**	(+	A)	2012 2013	**	A >	A >	2012 2013	**	A)	A)	2012 2013	**	7.7	A }	2012 2013	162%	75%	57% 58%
014	**	**	*)	2014 2015	**	**	* >	2014 2015	**	**	A)	2014 2015	• •		*) (v	2014 2015	163% 496%	79% 117%	58% 71%
016 017	**	**	*)	2016	**	**	*)	2016 2017	**	**	A)	2016 2017	**	~ ~	4 ¥	2016 2017	366% 258%	112% 103%	68% 64%
018	**	**	A)	2018	• •	A)	A)	2018 2019	* *	4.4	A)	2018 2019	**		A)	2018 2019	195% 153%	93% 84%	61% 57%
020	* *	4)	4)	2020	* *	A)	*)	2020	* *	A)	A P	2020 2021	**	4.4	A)	2020	125% 105%	77% 72%	54% 51%
122	4.4	A)	A)	2022	* * *	A)	A)	2022	* *	A)	A)	2022 2023	• •	(v	A)	2022 2023	91% 81%	67% 63%	49% 47%
024	(v	A)	A)	2024	A)	A)	A)	2024	* *	4)	A)	2024	**	A)	A)	2024	77%	62%	46% 45%
026	4)	**	* * *	2026	4)	4)	4)	2026	* >	alue Area: T	*	2026	1 7	A)	4)	2026	73%	62%	45%
0.2 Subsidy at E4	dwellings Hectare s Gross Absorption Planning 48500 per unit	Area: Tw (7 Houses ite @(75 D profit: (20%) on: 50 units p g gain at 100° cent) & £26000 p y at £1800 per rdable Ho	8 Flats) PH) dph. .a. 6 ar unit (intermed		dwellings 0.2 Hectare s Gross Absorpti Plannin at £48500 per unit	profit: (20%) on: 50 units p.: g gain at 100%	Flats) H) dph. a. unit (intermedia		0.2 Her Ab: Pl bsidy at E0 per t Sustai 309 70:30 (S Valu dwellings 0.2 Hectare Gross Absorpt Plannir Sustainabili	sillings (7 Houses tare site @(75 E forces profils: (20 korption: 50 unit anning gain at 2 init (rent) & E0 p anability at £1800 to Affordable Housela Rent to Int & Area: Two (7 Houses 8 site @(75 Df p) profils: (20%) (rent) & £26000 pe ty at £1800 pe ty at £1800 pe to grordable Houses (7 Houses 8 site @(75 Df p) profils: (20%) (rent) & £26000 pe ty at £1800 pe ty at £1800 pe to profable Houses (20%)	IPH) dph. (6) (7) (8) (8) (9) (9) (9) (9) (9) (9) (9) (9) (9) (9		dwellings D.2 Hectare s Gross Absorpti Plannin r at £48500 per unit Sustainabili	e Area: Two (7 Houses 8 site @ (75 Di profit: (20%) on: 50 units p g gain at 1000 (wnt) & £26000 pc y at £1800 pe yr at £1800 pe	Flats) PH) dph. .a. .g. .g. .g. .g. .g. .g. .		dwellings (0.2 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 100%	Flats) H) dph.
70:30 TEST 6 SH	O (Social F	Rent to Inte	rmediate)		0:30 (Social I	Rent to Inter	mediate)		0:30 (Social	Rent to Inter	mediate)		0:30 (Social I	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	mediate)
	DOWN	GREENFIELD	LIP	IEST	6 SHEET 1	INDUSTRIAL1	LIP	IEST	6 SHEET 1	INDUSTRIAL2 MIDDLE	LIP	IESI	6 SHEET 1	PDL MIDDLE	LIP	IEST	6 SHEET 1 REDUC	CTION TO AFFOR	DABLE
010	A)	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	A)	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	58% 58%	42% 42%	37% 37%
012	**	4)	A)	2012	4)	^ ^	.,	2012	1 *	• • • • • • • • • • • • • • • • • • • •	A)	2012	- ; ;	• • • • • • • • • • • • • • • • • • • •	4)	2012	77%	42% 48% 50%	41% 41%
014	**	**	4)	2014	1*	A >	A)	2014		A)	* >	2014	• •	A)	.)	2014	81%	51%	42%
015		(v A)	A)	2015 2016	**	A)	A >	2015 2016	**	A)	A)	2015 2016	**	**	A)	2015 2016	177%	71% 69%	51% 49%
017 018	* *	A)	A)	2017 2018	**	*)	A)	2017 2018	**	A)	A)	2017 2018	**	(v	A)	2017 2018	123% 101%	65% 61%	47% 45%
019 020	4.4	* >	A)	2019 2020	* * *	A)	A)	2019 2020	* *	A)	A >	2019 2020	* *	A)	A)	2019 2020	85% 74%	57% 54%	43% 42%
1021	* >		* *	2021 2022	A P	*)	* *	2021 2022	A }	* *	4.4	2021 2022	4+	* *	* *	2021 2022	66% 60%	51% 49%	40% 39%
2023	A)	**	**	2023 2024	A }	**	**	2023 2024	A >	**	**	2023 2024	A)	**	**	2023 2024	56% 54%	46% 46%	38% 37%
025	A)	**	**	2025 2026	A }	**	**	2025	A }	**	**	2025 2026	A)	**	**	2025 2026	52% 51%	45% 46%	37% 37%
								Subsidy	15 dw 0.2 Her 4 Ab: Pl at £48500 per u Sustai 309	alue Area: T ellings (7 Houses stare site @(75 E Gross profit: (20 corption: 50 unit anning gain at 11 nit (rent) & E26 nability at E1800 6 Affordable Ho ocial Rent to Int	8 Flats) PH) dph. %) s p.a. 00% 000 per unit (in per unit	termedia	ate)						

C	15 dwellings 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit		8 Flats) PH) dph. .a. 6 ir unit (intermediat		dwellings (0.2 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	Flats) H) dph. a. unit (intermedia)		dwellings 0.2 Hectare Gross Absorpt Plannir	e Area: Two (7 Houses 8 site @(75 Di s profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	Flats) PH) dph. a. 6 r unit (intermediate		dwellings 0.2 Hectare s Gross Absorpti Plannin y at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc	Flats) PH) dpha. % ar unit (intermedia		dwellings (0.2 Hectare s Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph.
70	30% Affo	ty at £1800 pe ordable Hou Rent to Inte	using	7/	Sustainabilit 30% Affo 0:30 (Social I	y at £1800 per rdable Hou	sing	7,	30% Aff	ty at £1800 pe ordable Hou Rent to Inte	ısing	70	Sustainabili 30% Affo 0:30 (Social	ty at £1800 pe ordable Hou	using	7	Sustainabilit 30% Affo 0:30 (Social I	rdable Hou	sing
	7 SHEET 1	GREENFIELD	iniediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	mediate		7 SHEET 1	PDL	illiediate)	TEST	7 SHEET 1	CTION TO AFFORI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 71%	MIDDLE 49%	UP 42%
2011	4 *	**	**	2011	A)	**	**	2011	A >		**	2011	**	**	**	2011	72%	49% 57%	42% 47%
2013	**	A.):	* >	2013	**	. >	* >	2013	• •	* >	* >	2013	· · ·	* >	A >	2013	100%	59%	47%
2014 2015	**	* *	4)	2014	**	A) (v	4)	2014	• •	4.)	A)	2014 2015	• •	~ >	4)	2014	101% 215%	60% 83%	47% 57%
2016 2017	**		A)	2016 2017	**	A)	4)	2016 2017	**	(v	A)	2016 2017	**		A)	2016 2017	182% 147%	80% 75%	55% 53%
2018	* *	A.):	* >	2018	**	A >	* >	2018	**	A >	A >	2018	**	(*	A >	2018	121%	70%	50%
2019 2020	**	A P	<u> </u>	2019 2020	(*	A)	A >	2019 2020	• •	4)	A P	2019 2020		4 ¥	4)	2019 2020	101% 86%	65% 61%	48% 46%
2021 2022	4 *	A >	*)	2021	A >	A)	4)	2021	A)	* >	A)	2021 2022	4.4	A >	A)	2021	76% 69%	58% 54%	44% 42%
2023	* >	**	**	2023	* >	**	**	2023	* >	**	**	2023	->	**	**	2023	63%	52%	41%
2024 2025	* >	**	**	2024 2025	A >	**	**	2024	A }	**	**	2024 2025	**	**	**	2024	61% 59%	51% 50%	40% 40%
2026	* >	**	**	2026	*)	**	**	2026	V:	AA alue Area: 1	wo	2026		**	**	2026	58%	51%	40%
Subsidy 70	15 dwellings 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili 30% Affo	e Area: Two s (7 Houses site @(75 Df s profit: (20%) ion: 50 units p ng gain at 100% (rent) & £24000 pc try at £1800 pe prdable Hou Rent to Inte	8 Flats) PH) dph. a. a. funit (intermediat r unit unit using	e) Subsidy	dwellings (0.2 Hectare s Gross Absorptic Plannin, at £36000 per unit Sustainabilit 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	Flats) H) dph. a. unit (intermedial unit	ie) Subsidy	70:30 (5 Valu dwellings 0.2 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 30% Affo 0:30 (Social	Affordable H Affordable H Area: Two (7 Houses 8 site @(75 Di profit: (20%) fon: 50 units p again at 1009 (rent) & £24000 p ty at £1800 pe brotable Hot Rent to Inte	ousing ermediate) Flats) PH) dph. a. frunit (intermediate or unit using) Subsidy	dwellings 0.2 Hectare s Gross Absorpti Plannin r at £36000 per unit Sustainabili 30% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. a. funit (intermedials or unit (unit unit unit unit unit unit unit unit	nte) Subsid	dwellings (0.2 Hectare s Gross Absorptic Plannil y at £36000 per unit Sustainabilit 30% Affo 0: 30 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou:	Flats) H) dph. unit (intermediate) unit sing
TEST	B SHEET 1	GREENFIELD	•		8 SHEET 1	INDUSTRIAL1	•		8 SHEET 1	INDUSTRIAL2	•		8 SHEET 1	PDL	-		8 SHEET 1	CTION TO AFFORI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 46%	UP 40%
2011	A >	**		2011	A.):	**		2011	A >	**	**	2011	**		**	2011	65%	46% 53%	40%
2012 2013	**	A >	4)	2012	**	A)	4)	2012	**	4)	4)	2012 2013	**	* *	4)	2012	91%	54%	44% 44%
2014 2015	**	(v	A)	2014	**	A)	4)	2014	**	4.4	4)	2014	**	A >	A)	2014	92% 197%	55% 77%	45% 54%
2016 2017	••	(v	4)	2016 2017	* *	A)	4)	2016	••	A)	A):	2016 2017	**	~ ~	A)	2016	167%	75%	52% 50%
2018	**	A >	* >	2018	**	A >	* >	2018	**	*>	A >	2018	**	1.	A >	2018	112%	66%	48%
2019 2020	**	A >	A)	2019	* *	A)	A >	2019	4.4	4)	*)	2019 2020	**	A)	4)	2019	94% 81%	61% 57%	46% 44%
2021 2022	A)	A)	4)	2021	A)	A)	4)	2021	A)	4)	A)	2021 2022	4.4	A)	A)	2021	71% 65%	54% 52%	42% 41%
2023	A >	**	**	2023	* >	**	**	2023	* >	**	**	2023	A >	**	**	2023	59%	49%	39%
2024 2025	A }	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	*)	**	**	2024 2025	57% 56%	48% 48%	39% 38%
2026	*)	**	**	2026	* 1	**		2026	A >	alue Area:	wo.	2026	->	**	**	2026	55%	48%	38%
	0 dv 0 site Gro Ab Planni Si Susti 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0			Abi Abi Plat E36000 per u Sustai 309 70:30 (S Val dv O Sit Gr Al Plann S Sust	ctare site @(75 Gross profit: (26 Gross profit: 26 Gross profit: 36 Gross	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)		Vali dw 0 sitt Gro Ab Planni Si Susta 0% Affo	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 alnability at 0 rdable Hous 0	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST		CTION TO AFFORI	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP		DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
U	-	-	_	V.	-	-	-	lo	ı	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: 0 tlanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0	ľ	-	-	-	T ^V	U%	<u> </u>	<u> 7%</u>

Subsid	15 dwellings 0.2 Hectare s Gross Absorption Planning dy at £0 per unit (ite @(75 D profit: (20%) in: 50 units p g gain at 100 rent) & £0 per i y at £1800 pi rdable Ho	8 Flats) PH) dph .a. % unit (intermer unit using	nediate)	Subsidy 50:	dwellings (.2 Hectare si Gross Absorptio Planning y at £0 per unit (Sustainability	profit: (20%) in: 50 units p.; gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) H) dph. a. iit (intermediat unit sing	e) Subs	dwellings 0.2 Hectare: Gross Absorpt Plannir dy at £0 per unit Sustainabili	iprofit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	Flats) PH) dph. a. bit (intermediate) r unit using	Subsit	dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. init (intermediator unit unit unit unit unit unit unit unit	te) Subsid	dwellings (0.2 Hectare s Gross Absorpti Plannin by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable House	d) dph. t (intermediate) unit
1231		GREENFIELD	_		L31 1		INDUSTRIAL1	г	1231		INDUSTRIAL2		1231		PDL	ı	1231	REDU	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UF	▶ 21	010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN 80%	MIDDLE 52%	UP 43%
2011	**	A)			011 012	A)	4)	A)	2011	4 *	A)	4)	2011 2012	**	4)	A)	2011	81% 109%	52% 60%	43% 48%
2013	· ·	A >		21	013	••	* >		2013	• •			2013	• •	A >	A >	2013	114%	62%	48%
2014 2015		*)	A		014 015	**	A) V V	A)	2014	**	* *	A)	2014 2015	• • •	(v	A)	2014	115% 239%	63% 87%	48% 57%
2016	V V	**	•		016	**		A)	2016	~ ~	**	A)	2016	**	~ ~	A.)	2016	201%	84%	55%
2017 2018		4)	A .		017 018		A)	A }	2017		A)	4)	2017 2018			A }	2017	181%	78%	53% 50%
2019 2020	••	A P	A		019 020	••	A)	A)	2019	**	A):	A)	2019 2020	••	4 +	A)	2019	109%	67% 62%	47% 45%
2021	1.	* >		21	021	A)	* >		2021	A >	* >	A >	2021	**	* >	* >	2021	79%	58%	42%
2022	4)				022 023	4)	4.4	4.5	2022	A)	**	4.7	2022 2023	4 ¥	**	4.5	2022	71% 65%	55% 52%	41% 39%
2024	A >	**		a 21	024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	61%	51%	38%
2025 2026	A)	**	1		025 026	A):	**	**	2025 2026	*)	**	**	2025 2026	* >	**	**	2025 2026	60% 59%	50% 50%	38% 38%
	15 dwellings	Area: Tw (7 Houses	8 Flats)			dwellings (Area: Two 7 Houses 8	Flats)		0.2 Hec (Abs Plantsidy at E0 per u Sustaii 30% 50:50 (S Value dwellings	Affordable He ocial Rent to Inte Area: Two (7 Houses 8	OPH) dph. %) s p.a. 00% oer unit (interme per unit pusing ermediate) Flats)		dwellings	e Area: Two (7 Houses 8	Flats)	T	dwellings (e Area: Two (7 Houses 8 F	ilats)
15 dwellings (7 Houses 8 Flats) 0.2 Hectare site @(75 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Sustainability at £1800 per unit 30% Affordable Housing 0.100 (Social Rent to Intermediate) 100 (S															t (intermediate) unit sing					
					Г		INDUSTRIAL1	LID			INDUSTRIAL2	un				Lun	4	REDU		DABLE UP
2010	A >	**		▲ 21	010	* >	**	* *	2010	* >	**	**	2010	DOWN	**	**	2010	56%	35%	27%
2011 2012	* *	**			011 012	*)	**	**	2011	4.4	**	**	2011	**	**	**	2011	57% 76%	35% 40%	27% 31%
2013 2014	**	<u> </u>			013 014	(+	^)	A)	2013	**	A)	A)	2013 2014	**	A)	A)	2013	80%	42% 42%	31% 31%
2014		*)			014 015	**	*>	* >	2014		*>	4)	2014	**	4 v	* * *	2014	171%	42% 59%	31%
2016 2017	**	A)			016 017	**	A)	A)	2016	**	A)	A)	2016 2017	**	4 +	A)	2016	141%	57% 52%	36% 33%
2018			-		018	**	4)	4)	2017	~ ~	4)	4)	2017		4)	4)	2017	89%	48%	31%
2019 2020	4 *	A)	A 1		019 020	4)	A)	A)	2019	4+	*)	*>	2019 2020	4.4	A)	A >	2019	73% 61%	44% 41%	29% 27%
2021	A >	* *		▲ 21	021	* >	**	**	2021	* >	**	**	2021		**	**	2021	53%	38%	26%
2022 2023	4)		4		022 023	A)		**	2022	*>	**	**	2022 2023	4)		**	2022	47% 42%	35% 33%	25% 23%
2024 2025	.,	**	**		024 025	* *	**	**	2024 2025	* >	**	**	2024 2025	.)	**	**	2024 2025	41% 39%	32% 32%	23% 23%
2026	**		1		026	**	11	**	2026	**	**	**	2026	**		**	2026	39%	33%	23%
	0 dw 0 site Gro Abs Plannii Su Susta 0% Affor	ie Area: 0 rellings (0) @(0) dph ss profit: 0 corption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hou 0	5			dwo 0 site Gros Abs Plannin Sul Sustai	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% obsidy at 0 inability at 0 dable Hous	sing		15 dw 0.2 Hec (Abs. bisidy at E0 per u Sustain 30% 0:100 (S Val dv 0 sit Gr At Plann S Sust	alue Area: 1 lilings (7 House litings (77 House litings (75 Is ross profit: (20 norption: 50 unit anning gain at 1 not set of the colal Rent to Int ue Area: 0 veillings (0) e @ (0) dph. oss profit: 0 sors profit: 0 condition to Int ue Area: 0 conditi	i 8 Flats) DPH) dph. %) %) s p.a. D0% ber unit (interme i per unit bussing ermediate)		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 rellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0	ing
TEST	15 SHEET 1	GREENFIELD			EST 1	5 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDU	CTION TO AFFORE	DABLE
0	DOWN	MIDDLE	UF	0	F	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	-	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	ŀ				ō				0				ō	0%	0%	0%
0			-	. 0					0				0		-		0	0%	0%	0%
0	-	-			ļ	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	ŀ				0	-			0				0	0%	0%	0%
0				. 0			-		0		-	-	0		-		0	0%	0%	0%
0	-			ē	į	-	-	-	0			-	0	-	-		0	0%	0%	0%
0	-			0	ŀ				0				0	-	-		0	0%	0%	0%
0			-	. 0	I	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0				0					0				0				o	0%	0%	0%
										F	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 Manning gain at Subsidy at 0 Sustainability at Affordable Ho)).)) 0								

15 dwellings 0.2 Hectare's Gross Absorpti Plannin Subsidy at £0 per unit u Sustainabilii 30% Affo	e Area: Two (7 Houses 8 Flatisite @(75 DPH) d profit: (25%) on: 50 units p.a. g gain at 100% (rent) & £0 per unit (into y at £1800 per unit ordable Housing	iph. termediate)	Subsid	dwellings (0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainability 30% Affor	profit: (25%) in: 50 units p.i gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) H) dph. a. hit (intermediate unit sing	e) Subsi	dwellings 0.2 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Two (7 Houses 8 site @(75 DF profit: (25%) ion: 50 units p. ig gain at 1000 (rent) & £0 per u ty at £1800 pe	Flats) PH) dph. a. bit (intermediate) r unit using	Subsid	dwellings ().2 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	Flats) PH) dph. a. 6 nit (intermediat r unit using	e) Subsid	dwellings (0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (r Sustalnabilit 30% Affo	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	Flats) H) dph. i. it (intermediate) unit sing
70:30 (Social I TEST 16 SHEET 1	Rent to Intermed	diate)	70 TEST): 30 (Social R 16 SHEET 1	ent to Inter	mediate)	TEST	16 SHEET 1	Rent to Inte	rmediate)	70 TEST): 30 (Social F 16 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 16 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
2010 DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 107%	MIDDLE 64%	UP 51%
2011			2011 2012	* *	4)	A)	2011	* *	A)	A)	2011 2012	**	(+	A)	2011	109%	64%	51% 57%
2013	1 *		2012	•••	4)	4)	2012	**	4)	4)	2012			4)	2012	168%	78%	57%
2014	V V	* >	2014	* *	* >	* >	2014	• • •	4.4	A >	2014	~ ~	**		2014	170%	80%	58%
2015	* *		2015 2016	**		A)	2015	**	**	*>	2015 2016		**	1 *	2015	594% 414%	120%	72% 69%
2017		* >	2017	* *	· ·	A >	2017	* *	* *	A >	2017	~ ~	* *	A >	2017	280%	105%	65%
2018	**		2018 2019	**		A)	2018	**	**	A)	2018 2019		**	A)	2018	207% 159%	94% 85%	61% 57%
2020	€ ♥	A >	2020	**	A >	A.):	2020	* *	A >	A P	2020	**	* *	A.)	2020	128%	78%	54%
2021	A)		2021 2022	**	A)	4)	2021	**	A)	A)	2021 2022	•••		A)	2021	107%	73%	51% 49%
2023		* >	2023		A >	A 3	2023	1 *	A >	A P	2023		A 3	4.)	2023	82%	64%	47%
2024			2024 2025	* >	A)	* >	2024	A)	*)	**	2024 2025	••	*)	A)	2024	77%	62%	46%
2026	A)		2025 2026	A >	* >	A >	2026	* >	A)	A)	2026		A)	4)	2026	75%	61% 62%	45% 45%
							Sub	15 dw 0.2 Her 0.2 Her Ab: Pl psidy at E0 per u Sustai 30%	alue Area: T ellings (7 House: ctare site @(75 I foross profit: (25 sorption: 50 unit anning gain at 1 init (rent) & E0 I nability at £1800 6 Affordable Ho	s 8 Flats) OPH) dph. %) s p.a. DO% per unit (interme	diate)							
	Area: Two			Value	Area: Two			70:30 (S Valu	ocial Rent to Inte Area: Two	ermediate)			Area: Two			Value	Area: Two	
15 dwellings	(7 Houses 8 Flat site @(75 DPH) d	ts)		dwellings (0.2 Hectare si	7 Houses 8	Flats)		dwellings	(7 Houses 8 site @(75 DF	Flats)			(7 Houses 8	Flats)		dwellings (0.2 Hectare s	(7 Houses 8	Flats)
Gross	profit: (17%)	.p	,	Gross	profit: (17%)		(Gross	profit: (17%)			Gross	profit: (17%)			Gross	profit: (17%)	
Absorpti Plannin	on: 50 units p.a. g gain at 100%			Absorptio Planning	n: 50 units p.i gain at 100%	B.		Absorpt Plannir	ion: 50 units p. ig gain at 1009	a. 6		Absorption	on: 50 units p. g gain at 1009	.a. 6		Absorpti Plannin	on: 50 units p.a g gain at 100%	1.
Subsidy at £0 per unit	(rent) & £0 per unit (into	termediate)	Subsid	dy at £0 per unit (rent) & £0 per ur y at £1800 per	nit (intermediat	e) Subsi	dy at £0 per unit	(rent) & £0 per u ty at £1800 pe	nit (intermediate)	Subsid	dy at £0 per unit (nit (intermediat	e) Subsid	y at £0 per unit (r		it (intermediate)
30% Affo	rdable Housing	g		30% Affor	rdable Hou	sing		30% Aff	ordable Hou	ısing		30% Affo	rdable Hou	using		30% Affo	rdable Hou	sing
70:30 (Social I TEST 17 SHEET 1	Rent to Intermed	diate)	7C TEST): 30 (Social R 17 SHEET 1	ent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	TEST): 30 (Social F 17 SHEET 1	Rent to Inte	rmediate)	TEST.	0:30 (Social I 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
2010 DOWN		UP .	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 83%	MIDDLE 57%	UP 47%
2011	A >	* >	2011	A.)	A P		2011	4.4	A >	A >	2011	**	* >	A >	2011	84%	57%	48%
2012	4)		2012 2013	**	A >	A >	2012	**	A)	4)	2012 2013		4.)	A)	2012	108%	65%	53% 53%
2014	A >	* >	2014	**	A >	* >	2014	**	A >	A >	2014		1+	* >	2014	113%	68%	53%
2015			2015 2016	••	••	A)	2015	• •	**	*>	2015 2016	••	**	A >	2015	207%	90%	62% 61%
2017	**	* >	2017	**	A >	4)	2017	**	4.4	4)	2017		**	A)	2017	151%	82%	58%
2018	**		2018 2019	••	4)	A)	2018	••		4)	2018 2019	••	**	A)	2018	128%	76%	55% 52%
2020	4)	A >	2020	**	*)	* >	2020	**	*)		2020		*)	4)	2020	94%	67%	50%
2021			2021 2022	A)	A)	A)	2021	4 *	A)	A)	2021 2022	••	A)	A)	2021	83%	63%	48% 46%
2023	**		2022	*>			2022	* >	**		2023	1.	**	**	2022	70%	57%	44%
2024			2024	* >	**	**	2024	* >	**	**	2024	A >	**	**	2024	66%	56%	43%
2025			2025 2026	A >	**	**	2025 2026	A }	**	**	2025 2026	A)	**	**	2025	65% 64%	55% 56%	43% 43%
O dv O site Gro Ab	ue Area: 0 vellings (0) e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro: Abs Plannir	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 ig gain at 0%		Sut	0.2 Her Ab: Pi sidy at E0 per u Sustai 309 70:30 (S Val dv O Sit Gr Al	eillings (7 House: tare site @(75 i Gross profit: (17 corption: 50 unit anning gain at 1 init (rent) & E0 j hability at £1800 6 Affordable He ocial Rent to Ini we Area: 0 veillings (0) e @(0) dph. ossprofit: 0 sorption: 0 ing gain at 0%	OPH) dph. %) s p.a. D0% per unit (interme per unit pusing	diate)	dw O site Gro Ab: Plannii	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	Je Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%	
	ubsidy at 0 ainability at 0				bsidy at 0 inability at 0			Suct	ubsidy at 0 ainability at 0				ibsidy at 0 inability at 0				ubsidy at 0 ainability at 0	
	rdable Housing	1		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing			rdable Hou	sing		0% Affor	rdable Hous	ing
TEST 18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	GREENFIELD				INDUSTRIAL1		4		INDUSTRIAL2	1	1		PDL	1	4	REDU	CTION TO AFFOR	
DOWN 0	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN 0%	MIDDLE 0%	UP 0%
0 -	-	-	0	-		-	0	-		-	0		-	-	0	0%	0%	0%
0 -	-	-	0		-	-	0		-	-	0			-	0	0%	0%	0%
0 -	-		0	-			0	-	-		0				6	0%	0%	0%
0	-		0	_	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0 -	-	-	0	-		-	ő	-			0	-	-		ő	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0 -	-	-	0				0				0				6	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	0	-		-	0	-	-	-	0	-		-	0	0%	0%	0%
0 -			0			-	0				0				ō	0%	0%	0%
0 _		-	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
								F	O dwellings (0) of site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n. D%								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing O	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing O
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0		0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0	0 096 096 096 0 096 096 096
0	0		0	0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0 = = =	0		6 <u></u>	0 0% 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
O% Affordable Housing	O% Affordable Housing	O% Affordable Housing	0% Affordable Housing	O% Affordable Housing
0	0	0	0	0
TEST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
o	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
0	0		· <u></u>	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0	0	ŏ <u></u>	o	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	·	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%		

Figure 24 - Sensitivity Testing

Subsidy :	15 dwelli 3 Hectare s Gross Absorptic Planning at £0 per unit (Sustainabilit 30% Affo 30 (Social F	Area: Two ngs (15 Flating (120 D) profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	ats) PH) dph. a. bit (intermediate unit	e) Subsi	15 dwelli 13 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ats) PH) dph. a. bit (intermediate unit	e) Subsi	15 dwell 13 Hectare : Gross Absorpt Plannir dy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ats) PH) dph. a. binit (intermediate) r unit using	Subsit	15 dwell 13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ats) DPH) dphag. white (intermedial or unit unit unit unit unit unit unit unit	te) Subsic	15 dwell 1.13 Hectare s Gross Absorpti Plannin iy at £0 per unit (i Sustainabilli 30% Affo	e Area: Two ings (15 Fla site @(120 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & E0 per uni ty at £1800 per ordable Hous Rent to Intern	PH) dph. I (intermediate) unit sing
1231 13		GREENFIELD	,	1231		INDUSTRIAL1	,	1231		INDUSTRIAL2		iESi		PDL	,	1231	REDU	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 124%	MIDDLE 57%	UP 45%
2011	**	A }	A)	2011	**	A)	4)	2011	**	A)	A)	2011 2012	**	4)	A)	2011	129% 273%	57%	44% 51%
2013		A P	A)	2012		. >	* >	2013	**	A)	4)	2013		~ ~	A >	2013	326%	76%	52%
2014	**	**	*)	2014	**	* >	A >	2014	••	* *	A)	2014 2015	**		A)	2014	334% -269%	78%	52%
2016	**	**	* >	2016	• •			2016	**	**	A >	2016	• •	7.7	A >	2016	-406%	136%	63%
2017		**	A >	2017			A >	2017		**	*>	2017 2018	**		A)	2017	-1869% 630%	116%	59% 54%
2019	* *	**	* >	2019	••	* >		2019	••	4.4	* >	2019	**	**	*>	2019	265%	84% 75%	51%
2020 2021	•••	A):	A)	2020		A >	A)	2020	**	A)	A)	2020 2021	**	1.	A)	2020	166%	75% 68%	47% 45%
2022	* *	* >	* >	2022	**	A >	A }	2022	**	* >	A >	2022	* *	A >	A >	2022	96%	62%	42%
2023 2024	4.7	**	**	2023 2024	A)	**	**	2023	A)	**	**	2023 2024	(*	**	**	2023	81% 74%	57% 56%	40% 39%
2025 2026	4)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	.)	**	**	2025 2026	70%	55% 55%	39% 39%
		Area: Two			vaiue	Area: IWG		Sul	0.13 Hec (Abs Pi osidy at £0 per u Sustail 30% 70:30 (S Value	Affordable He ocial Rent to Int Area: TWO	DPH) dph. %) s p.a. D0% er unit (interme) per unit pusing ermediate)	ediate)		area: Iwe			vaiue	a Area: Two	
Subsidy :	Gross Absorption Planning at £0 per unit (Sustainabilit 30% Affo	ngs (15 Ha lite @(120 Li profit: (20%) on: 30 units p. g gain at 100% g gain at 100% y at £1800 per urdable Hou Rent to Inter	PH) dph. a. bit (intermediate unit	e) Subsi	13 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. bit (intermediate unit	e) Subsi	.13 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	i profit: (20%) ion: 30 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	DPH) dph. a. bi init (intermediate) r unit using	Subsi	13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	OPH) dpha. % init (intermedial er unit using	te) Subsic	.13 Hectare s Gross Absorpti Plannin ly at £0 per unit (i Sustainabilit 30% Affo	ings (15 Ha site @(120 DF profit: (20%) on: 30 units p.a. g gain at 100% rent) & £0 per uni ty at £1800 per prdable Hous Rent to Interr	PH) dph. I (intermediate unit sing
TEST 2 S				TEST	2 SHEET 1				2 SHEET 1			TEST	2 SHEET 1				2 SHEET 1		
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP UP
2010	**	A):	*)	2010	**	A)	A)	2010	**	A)	*)	2010 2011	**	4)	4)	2010	125%	57% 59%	45% 45%
2012		* >	*)	2012	**	4)	*)	2012		4)	4)	2012	**	1 +	4)	2012	277%	72%	51%
2013		(*	A >	2013	**	A >	.,	2013		4.7	A)	2013 2014	**		A)	2013	333% 465%	76% 82%	52% 53%
2015	**	~ ~	* >	2015	••	**	A)	2015	~ ~	**	A Þ	2015	**	~ ~	A >	2015	-272%	146%	66%
2016	-:-	**	A >	2016	**	**	A)	2016	**	**	A)	2016 2017	**		A)	2016	-417% -2274%	136% 115%	63% 58%
2018	* *	* *	* >	2018	• •	• •	A)	2018	~ ~	* *	A)	2018	* *	~ ~	.,	2018	587%	98%	54%
2019	-:-	A P	A)	2019	**	A)	A)	2019	• •	4.7	A)	2019 2020	* *		A)	2019	256% 162%	84% 74%	51% 47%
2021	* *	* >	. >	2021	**	.,	. >	2021	**	.,	* >	2021	* *	A >	A >	2021	118%	68%	44%
2022	1.4	A }	* >	2022	A)	A)	A >	2022	A)	4)	4)	2022 2023		A)	A)	2022	94%	61% 57%	42% 40%
2024	* >	**	**	2024	A)	**	**	2024	A)	**	**	2024	(v	**	**	2024	74%	56% 54%	39% 39%
2025	*)	**	**	2025 2026	A)	**	**	2025 2026	4)	**	**	2025 2026	* >	**	**	2025 2026	69%	56%	39%
0.13	15 dwelli 3 Hectare s Gross	• Area: Two ngs(15 Fi ite @(120 D profit: (20%)	ats) PH) dph.	0.	15 dwelli 13 Hectare s Gross	profit: (20%)	ats) PH) dph.		0.13 Hec Abs Planting at £0 per u Sustain 30% 70:30 (S Value 15 dwell 13 Hectare :	hability at £1800 5 Affordable He locial Rent to Inte 6 Area: Two lings (15 Fl site @(120 E profit: (20%)	DPH) dph. %) s p.a. DD% Der unit (interme per unit pusing ermediate) Dats) DPH) dph.		15 dwell 13 Hectare s Gross	profit: (20%)	ats) DPH) dph.	a	15 dwell 13 Hectare s Gross	e Area: Two Ings(15 Fla site @(120 Df profit: (20%)	PH) dph.
	Planning at £0 per unit (Sustainabilit 30% Affo 30 (Social F	on: 70 units p. g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	nit (intermediate unit unit	70	Planning dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	hit (intermediate unit unit	70	Plannir dy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	6 nit (intermediate) r unit ising	70	Plannin dy at £0 per unit Sustainabili	ty at £1800 pe	% init (intermediat ir unit using	7	Plannin ly at £0 per unit (i Sustalnabilit 30% Affo 0: 30 (Social	on: 70 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per prdable Hous Rent to Intern	t (intermediate unit s ing nediate)
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 122%	MIDDLE 57%	UP 44%
2011		A }	A)	2011	V V	A >	*)	2011	- ;;	A)	A)	2011	**	A)	A)	2011	128%	57%	45% 51%
1013		A P		2013		* >	4)	2013				2013		- 77	^)	2013	306%	75%	52%
2014		**	*)	2014 2015		**	4)	2014 2015			*)	2014 2015		**	A)	2014 2015	329% -264%	77% 147%	52% 67%
2016	**	**	*)	2016 2017	**	**	A)	2016 2017	**	**	A)	2016 2017	**	**	A)	2016 2017	-389% -1528%	138% 118%	64% 59%
1018	**	**		2018	· · ·	••	A)	2018	••		4)	2018 2019	**			2018	686%	100%	55% 51%
2020	**	A.):	A)	2020	v.	A >	A)	2020	••	A >	A)	2020		vv	A)	2020	170%	76%	48%
2021		* *	*)	2021 2022	**	A)	4)	2021 2022	**	A)	A)	2021 2022	**	4 ¥	*)	2021 2022	122% 97%	69% 62%	43%
2023	4.7	4.4	* *	2023 2024	<u> </u>	4)	* *	2023 2024	4)	44	41	2023 2024	4 *	*)	* *	2023 2024	81% 74%	57% 56%	41% 40%
2025	4.)	**	**	2025	A)	**	**	2025	A)	**	**	2025 2026	-)	**	**	2025	71% 69%	55% 55%	39% 39%
				•				Sul	15 0.13 Hed (Abs Planting Sidy at E0 per u Sustain 30%	dwellings (15 tare site @(120 Gross profit: (20 corption: 70 unit anning gain at 1 init (rent) & £0 pability at £1800 6 Affordable Heleccial Rent to International Control Rent	Flats) DPH) dph. %) s p.a. 00% per unit (interme) pusing	ediate)							

15 dwe 0.13 Hectare Gros Absorp Plann Subsidy at £0 per uni	Illings (15 Flats' site @(120 DPH is profit: (20%) tion: 50 units p.a. iling gain at 50% t (rent) & £0 per unit (litty at £1800 per unit	intermediate)		dwellin 13 Hectare s Gross Absorptio Plannin by at £0 per unit (profit: (20%) n: 50 units p.a g gain at 50%	it (intermediate		dwellin 13 Hectare s Gross Absorpti Plannir dy at £0 per unit i	profit: (20%) on: 50 units p.a g gain at 50%	it (intermediate)		dwellin 13 Hectare s Gross Absorpti Plannir dy at £0 per unit i	profit: (20%) on: 50 units p. ng gain at 50%	ts) DPH) dph. .a. nit (intermediate		dwellin 0.13 Hectare s Gross Absorptic Plannin dy at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 50%	t (intermediate)
30% Aff	ordable Housi	ng	70	30% Affo	rdable Hou	sing	70	30% Affo 30 (Social I	rdable Hou	sing	70	30% Affo 30% Social I	rdable Hou	using	7	30% Affo 0:30 (Social F	rdable Hous	sing
TEST 4 SHEET 1				4 SHEET 1		mediate)	TEST	4 SHEET 1		inculate)		4 SHEET 1		iniculate)		4 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	+	DOWN	MIDDLE	UP
2010	A A	* *	2010 2011	**	4.4		2010	**	**	* *	2010	**	**	**	2010	111%	56% 56%	43%
2012	A F	A >	2012	**	* >	A >	2012	**	* >	* >	2012	**	4 *		2012	213%	68%	49%
2013	A)		2013 2014	**	A }	4)	2013	**	A)	A }	2013 2014	**	1 *	4)	2013	244%	72% 73%	50% 50%
2015	• •	* >	2015	**	**	* >	2015	* *	**	* >	2015	* *	**	A >	2015	-402%	128%	64%
2016	**		2016 2017	**	**	* >	2016	**	**	* >	2016 2017	**	**	A)	2016	-783% 1653%	120% 105%	60% 56%
2018	**		2018	* *	~ ~	.)	2018	**	**	* >	2018	**	**	A >	2018	374%	90%	53%
2019	4)		2019 2020	**	*>	A >	2019		* >	* >	2019 2020		1.4	4)	2019	142%	79%	49% 46%
2021	A):	* >	2021 2022	4.4	A)	A)	2021	**	A)	A }	2021 2022	**	4)	A)	2021	108%	65% 59%	43% 41%
2023	**	**	2023	4.)	**	**	2023	A >	**	**	2023	4.4	**	**	2023	75%	55%	39%
2024	**	**	2024 2025	A }	**		2024	A):	**	**	2024	A):	**	**	2024	70% 67%	54% 53%	39% 38%
2026	**	**	2026	A):	**	**	2026		lue Area: T	**	2026	A >	**	**	2026	65%	53%	38%
15 dwe 0.13 Hectare Gros Absorp	ue Area: Two Illings (15 Flats; site @(120 DPH ss profit: (20%) tion: 50 units p.a.) I) dph.	0.	dwellin 13 Hectare s Gross Absorptio	profit: (20%) n: 50 units p.a	s) PH) dph.		Absorptio	Affordable Ho cial Rent to Inte Area: Two gs (15 Flat ifte @(120 D profit: (20%) on: 50 units p.a	p.a. 0% er unit (interme per unit using ermediate) S) PH) dph.		dwellin 13 Hectare s Gross Absorpti	profit: (20%) on: 50 units p.	ts) DPH) dph. .a.	0	dwellin 0.13 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	
Subsidy at £0 per uni Sustainabi 30% Aff 70:30 (Social	ing gain at 200% t (rent) & £0 per unit (i lity at £1800 per un fordable Housii l Rent to Interme	nit na	70	sy at £0 per unit (Sustainability 30% Affo 30 (Social F	y at £1800 per rdable Hou	unit sing	70	Sustainabilit 30% Affo 30 (Social I	y at £1800 per rdable Hou	unit sing	70	Sustainabilit 30% Affo 30 (Social I	y at £1800 pe rdable Hou	nit (intermediate r unit using	7	dy at £0 per unit (r Sustainability 30% Affo 0:30 (Social F	y at £1800 per rdable Hou:	unit sing
TEST 5 SHEET 1	GREENFIELD		TEST 5	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	CTION TO AFFORI	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 164%	MIDDLE 63%	UP 47%
2011	A >		2011	**	A)	A)	2011	**	A >	A >	2011	**	A)	4)	2011	172%	63%	47%
2012	**		2012 2013	**	1 *	4)	2012 2013	**	**	* * *	2012 2013	**	**	*)	2012 2013	656% 1078%	82% 87%	55% 56%
2014	**		2014 2015	* *	* *	A)	2014	**	**	A):	2014 2015	**	**	A)	2014	1165% -161%	90% 202%	56% 74%
2016	**		2016 2017	**	**	A)	2016	**	**	A)	2016 2017	**	**	A)	2016	-206% -354%	183%	70% 64%
2018	**	* >	2018	**	**	A)	2018	- ;;	• • •	* >	2018	- ;;	**	*>	2018	-1688%	120%	59%
2019	**		2019 2020	**	1.4	*)	2019 2020		1.4	A P	2019 2020		**	A)	2019 2020	244%	85%	55% 50%
2021	A)	* >	2021 2022	* *	A)	4)	2021	**	A)	A }	2021 2022	• •		A)	2021	155% 116%	76% 68%	47% 44%
2023	A P	* >	2023 2024	* *	A)	A)	2023	1.4	A)	A)	2023 2024	• •	A)	A)	2023	94%	62% 60%	42% 41%
2025	A)	* >	2025 2026	A P	*)	4)	2025	A)	*)	*)	2024 2025 2026	- ; ;	4)	4)	2025	80%	59% 60%	40% 40%
0.13 Hectare Gros	ie Area: Two Illings (15 Flats site @(120 DPH ss profit: (20%) tion: 50 units p.a.) I) dph.	0.	dwellin 13 Hectare s Gross	Area: Two gs (15 Flat: tte @(120 D n: 50 units p.e	s) PH) dph.		0.13 Hect G Abs Pla sidy at £0 per un Sustain 30% 70:30 (Sc Value dwellin 13 Hectare s Gross	Affordable Ho cial Rent to Inte	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit ussing rmediate) S) PH) dph.		dwellin 13 Hectare s Gross	e Area: Two gs (15 Fla ite @(120 E profit: (20%) on: 50 units p.	ts) DPH) dph.	O	dwellin 1.13 Hectare s Gross	Area: Two gs (15 Flats ite @ (120 Di profit: (20%) pn: 50 units p.a	
Planni Subsidy at £48500 per un Sustainabi 30% Aff	ing gain at 100% it (rent) & £26000 per uni lity at £1800 per un fordable Housii I Rent to Interme	nit ng		Planning at £48500 per unit (Sustainabilit	gain at 100% rent) & £26000 per y at £1800 per rdable Hou	unit (intermedia: unit sing	e) Subsidy	at £48500 per unit Sustainabilit	y at £1800 per rdable Hou	unit (intermediate) unit s ing		Plannin at £48500 per unit Sustainabilit	g gain at 1009 (rent) & £26000 pe by at £1800 pe ordable Hou	6 r unit (intermediati r unit using		Planning by at £48500 per unit (Sustainabilit	g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou:	unit (intermediate) unit sing
TEST 6 SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	CTION TO AFFORI	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN .	MIDDLE	UP.	2010	DOWN	MIDDLE	UP A A	2010	DOWN 71%	MIDDLE 39%	UP 33%
2011	**		2011 2012	1.4	**	**	2011	1+	**	**	2011 2012	**	**	**	2011	72% 155%	39% 48%	33% 37%
2013	A)	* >	2013	**	A)	A)	2013	**	A)	A }	2013	**	.)	A)	2013	184%	50% 51%	38%
2015	**	* >	2015	**	**	* >	2015	**	**	A)	2015	**	**	A }	2015	-158%	97%	49%
2016	* *	A)	2016 2017	**	* *	<u> </u>	2016 2017	**	* *	4)	2016 2017	**	* *	A)	2016 2017	-244% -1152%	91% 79%	47% 44%
2018	A)		2018 2019	**	* >	<u> </u>	2018 2019	**	*)	A P	2018 2019	**	~ ·	A)	2018 2019	397% 171%	68% 60%	42% 40%
2020	A)	* >	2020	* *	A)	A)	2020	4.4	A)	A):	2020	• • •	A)	A)	2020	109%	54% 50%	37% 36%
2022	**	* *	2022	A P	**	* *	2022	A)	**	**	2022	(+			2022	66%	47%	34%
2023	**		2023 2024	* >	**	**	2023 2024	A >	**	**	2023 2024	* >	**	**	2023 2024	58% 54%	44% 43%	33% 33%
2025	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	51% 50%	42% 42%	32% 32%
							Subsidy :	0.13 Hect 0.13 Hect G Abse Pla at £48500 per ur Sustain 30%	dwellings (15 F dwellings (15 F lare site @(120 ross profit: (20% orption: 50 units nning gain at 10 hit (rent) & £260 ability at £1800 Affordable Ho ocial Rent to Inte	lats) DPH) dph. 6) p.a. 0% 00 per unit (int per unit	ermedia	ste)						

	15 dwelli 13 Hectare s Gross Absorpti Plannin at £25000 par unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe	ats) DPH) dph. a. 6 r unit (intermediate		dwellin 13 Hectare s Gross Absorptio Planning at £25000 per unit (profit: (20%) on: 50 units p.; gain at 100% rent) & £22000 per	s) PH) dph. a. unit (intermedia)		dwellir 13 Hectare : Gross Absorpt Plannir at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	ts) DPH) dpha. 6 er unit (intermediate		dwellir 13 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pi	ts) DPH) dph. .a. 6 ir unit (intermedia		dwellin 0.13 Hectare s Gross Absorption Planning by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	s) PH) dph. a. unit (intermediate)
70	Sustainabilit 30% Affo 30 (Social I	ty at £1800 pe ordable Hou Rent to Inter	using	70	Sustainability 30% Affo 0:30 (Social F	y at £1800 per rdable Hou Pent to Inter	sing	70	Sustainabili 30% Affo 0:30 (Social	ty at £1800 pe ordable Ho	using	70	Sustainabili 30% Affo 30 (Social	ty at £1800 pe ordable Ho Rent to Inte	using	7	Sustainabilit 30% Affo 0:30 (Social I	ty at £1800 per ordable Hou Rept to Inter	sing
	7 SHEET 1	GREENFIELD	inediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	(mediate)		7 SHEET 1	PDL	inediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 47%	UP
2011	**	**	**	2011	**	**	**	2011		**	**	2011		**	**	2011	96%	47%	38% 38%
2012 2013	**	A)	A >	2012 2013	**	A)	A)	2012	••	A)	A)	2012 2013	**	A)	A)	2012	205% 244%	58% 61%	43% 43%
2014 2015	• • •	* >	4)	2014 2015	**	A)	A >	2014	•••		A)	2014 2015	**		A)	2014	251% -205%	63%	43% 57%
2016	**	**	A.)	2016	• •	ÜÜ	* >	2016	**	**	A F	2016	**	Ü	A >	2016	-313%	110%	54%
2017 2018	**	**	A)	2017 2018	**	A >	A >	2017	**	1 *	A >	2017 2018	**		A)	2017	-1456% 496%	95% 81%	50% 47%
2019 2020	**	A)	A)	2019 2020	* *	A)	4)	2019	• •	A)	A)	2019 2020	* *	4+	4)	2019	210% 133%	70% 63%	44% 42%
2021 2022		A >	*)	2021	* *	A)	4)	2021	**		A)	2021	• •	* >	A)	2021	97%	57% 53%	39% 38%
2023	4.)	**	* *	2023	4)	**	**	2023	* >	**	**	2023	4.4	**	**	2023	67%	49%	36%
2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	63%	48% 47%	35% 35%
2026	.,	**	**	2026	->	**	**	2026	* >	11ue Area:	rwo	2026	->	**	**	2026	58%	48%	35%
	15 dwelli 13 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009	ats) DPH) dph. a. 6 r unit (intermediate		dwellin 13 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a. unit (intermediat	0	at £25000 per u Sustaia 30% 70:30 (S Value dwellir .13 Hectare : Gross Absorpt Plannir y at £36000 per unit Sustainabili	nability at £180 of Affordable Hocial Rent to In e Area: Two ings (15 Flat site @(120 I profit: (20%) on: 50 units p ig gain at 100%	000 per unit (into per unit on per unit on per unit obusing letrmediate) ts) OPH) dph. a. 6 6 6 6 7 7 7 7 8 6 7 8 6 7 8 9 9 9 9 9 9 9 9 9 9 9 9	0.	Value dwellin 13 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009	ts) DPH) dph. .a. 6 ir unit (intermedia r unit		dwellin 0.13 Hectare s Gross Absorptic Plannin by at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermediate) unit
	:30 (Social I				:30 (Social F	Rent to Inter	mediate)		0:30 (Social				:30 (Social I				0:30 (Social I	Rent to Inter	mediate)
TEST 8	B SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 83%	MIDDLE 43%	UP 35%
2011 2012		**	**	2011	* *	**		2011	• •	**	**	2011	• •	**		2011	85% 181%	43% 53%	36% 40%
2013 2014	**	A)	A)	2013	**	. >	A)	2013	• • •	A)	A P	2013	**	A)	A)	2013	216%	56% 57%	41%
2015	• • •	~ · ·		2015	**	A) V V	A >	2015	• • •	* *	A P	2015	• • •	~ ~	. >	2015	-183%	108%	53%
2016 2017	**	**	A)	2016 2017	**		A >	2016	• •	* *	A }	2016 2017	* *		A)	2016	-281% -1313%	101% 87%	51% 47%
2018 2019	• •	(v	A)	2018 2019	* *	A)	A)	2018	**	A >	A)	2018 2019	• •	••	A)	2018	450%	75%	45% 42%
2020	**	A F		2020	**	A >		2020	**	A 3	A >	2020	**	A >	. >	2020	122%	59%	40%
2021 2022	* *	**	* *	2021 2022	* *	**	* *	2021 2022	* *	^^	**	2021 2022	**	**	**	2021	89% 73%	54% 50%	38% 36%
2023 2024	A)	**	**	2023 2024	4)	**	**	2023 2024	A)	**	**	2023 2024	* >	**	**	2023 2024	62% 58%	47% 46%	35% 34%
2025 2026	A)	**	**	2025 2026	* >	**	**	2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	56% 54%	45% 45%	34% 34%
	O dv O site Gro Ab Planni Su	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Abs Plannir Su	ie Area: 0 ellings (0) e (0) dph. ss profit: 0 sorption: 0 ig gain at 0% bsidy at 0		Subsidy	0.13 Hec Abis at £36000 per u Sustain 30% 70:30 (S Val dv O sit Gn At Plann	ability at £180 a Affordable H ocial Rent to In ue Area: 0 vellings (0) dph. oss profit: 0 insorption: 0 ing gain at 0% ubsidy at 0	DPH) dph. 96) ts p.a. 00% 000 per unit (ini 0 per unit ousing termediate)	termedia	Valu dw O sit Gro Ab Planni Su	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Ab Planni Su	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0	
	0% Affor	ainability at 0 rdable Hou 0	sing			inability at 0 dable Hous	sing		0% Affo	ainability at 0 rdable Hou 0	sing		0% Affo	ainability at 0 rdable Hou 0	sing			ainability at 0 rdable Hous 0	ing
TEST 9	9 SHEET 1	CDEENEIEI 2		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	INDIJETRIALO		TEST	9 SHEET 1	DDI		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
0	DOWN	MIDDLE	UP -	o	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	l	DOWN	MIDDLE	UP -		DOWN 0%	MIDDLE 0%	UP 0%
0		-	-	0		-	-	0		-		0		-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
0				0		-		0	-			0				0	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0 0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-	-	0	-			0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-			0		-	-	0				0	-	-		0	0%	0%	0%
ŏ				ŏ				ŏ			-	ő		-		ŏ	0%	0%	0%
									F	Jalue Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho) h. o o%								

Value Area O dwellings O site @(0) in Gross profits Planning gain a Sussiny at Sustainability O% Affordable TEST 10 SHEET 1 GREEN DOWN MINDO	(0) ph. 0 0 0 0% ot 0 Housing	TEST 10	dwe O site Gros Abs Plannin Sub Sustai	e Area: 0 sillings (0) @(0) dph. s profit: 0 orption: 0 g gain at 0% soldy at 0 nability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	ing	TEST	dw O site Gro Ab Planni Su Susta	Lie Area: 0 reellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	ing	TEST	dw O site Gro Abs Plannir Su Susta	Je Area: 0 ellings (0) ellings (0) ess profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0 PDL MIDDLE	S ing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 ellings (0) e@(0) dph. ss profit: 0 orption: 0 gg gain at 0% ossidy at 0 inability at 0 dable Hous 0 ention to Affori	
0 0 0 0 0 0 -						0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
Value Area:		0	Value			0	P 0%	- dalue Area: O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Isanning gain at 0 Subsidy at 0 Sustainability at Affordable Hou	%	0			-	0	0% 0%	0% 0%	0% 0%
Value Area: Two dwellings (15 Flats) 0.13 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subdidy at E0 per unit (memediate) Sustainability at E600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 DOWN MIDDLE UP Value Area: Two dwellings (15 Flats) 0.13 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subdidy at E0 per unit (memediate) Sustainability at E600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 REDUCTION TO MIDDLE UP Value Area: Two dwellings (15 Flats) 0.13 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subdidy at 10 per unit (membediate) Sustainability at E600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 REST 11 SHEET 1 REDUCTION TO MIDDLE DOWN MIDDLE UP Value Area: Two dwellings (15 Flats) 0.13 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subdidy at 10 per unit (mort (mort) & 10 per unit (mort) & 10															gs (15 Flats ite @(120 Dl profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per uni y at £600 per u	s) PH) dph. t (intermediate) unit sing	
GREENF		2010 2011 2012 2013 2013 2014 2015 2016 2017 2018 2019 2020 2021 2021 2022 2022	DOWN YY YY YY YY YY YY YY YY YY	INDUSTRIAL1 MIDDLE A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023	DOWN VV		UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2022 2023		PDL MIDDLE A h A h A v A v V V V V V V A h A h A h	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2021 2022 2023	REDUC	MIDDLE 56% 55% 57% 70% 73% 128% 128% 128% 128% 66% 60% 60% 55%	DABLE UP 44% 44% 50% 51% 51% 65% 61% 57% 67% 44% 42% 40%
2024 ->	***	2024 2025 2026	^) ^)	**	**	2024 2025 2026 Sult	0.13 Hec 0.13 Hec G Abs Pla osidy at E0 per u Sustai 30%	nability at £600 p	ats) DPH) dph. b) p.a. D% er unit (interme per unit using	2024 2025 2026 2026	(v ^) ^)	AA AA AA	**	2024 2025 2026	71% 68% 67%	54% 53% 54%	39% 38% 38%
Value Area: 15 dwellings (1 0.13 Hectare site @(1 Gross profit: (2 Absorption: 50 ur Planning gain at Subsidy at 10 per unit (rent) & 10 30% Affordable 70:30 (Social Rent to TEST 12 SHEET 1	5 Flats) 20 DPH) dph. 20%) ts p.a. 100% per unit (intermediate) per unit Housing ntermediate)	Subsidy 70:	dwelling 3 Hectare si Gross p Absorption Planning at £0 per unit (r Sustainabili 30% Affor 30 (Social R 2 SHEET 1	orofit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un ity at £0 per un rdable Hous ent to Interi	i) PH) dph. t (intermediate) hit sing	Subsi	Value dwellin .13 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainab	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un illity at £0 per u rdable Hou: Rent to Inter	s) PH) dph. i. it (intermediate) hit sing	Subsic	dwellin 13 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustalnabi	profit: (20%) on: 50 units p. g gain at 100% frent) & £0 per u lity at £0 per u rdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) init ising	Subsid	dwellin 13 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabil 30% Affo D: 30 (Social F	profit: (20%) in: 50 units p.a j gain at 100% ent) & £0 per uni ity at £0 per un rdable Hou: ent to Interi	s) PH) dph. t (intermediate) nit sing mediate)
GREEN GREEN MIDDO	E UP A A A A A A A A A A A A A A A A A A A	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019	DOWN V V V V V V V V V V V V V	INDUSTRIAL1 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019	DOWN V V V V V V V V V V V V V	INDUSTRIAL2 MIDDLE A A A A A A A A A A A A A A A A A A A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019	DOWN VV VV VV VV VV VV VV VV VV	PDL MIDDLE A A (v (v (v v v v v v v	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019	REDUC DOWN 111% 115% 216% 247% 252% -389% -751% 1814% 380% 210%	TION TO AFFORI MIDDLE 56% 56% 56% 56% 72% 73% 1296 12196 105% 91%	UP 43% 44% 49% 50% 50% 64% 61% 56% 53% 49%
2020	A) A	2020 2021 2022 2023 2024 2025 2026	(v (v A) A) A)	A	A) A) AA AA AA	2020 2021 2022 2023 2024 2025 2026	0.13 Hec	lue Area: Todwellings (15 Fit are site @(120 I iross profit: (20)	A A A A A A A A A A A A A A A A A A A	2020 2021 2022 2023 2024 2025 2026	** ** ** (* ** ** ** ** ** **	A) AA AA AA	A) A) A) AA AA AA	2020 2021 2022 2023 2024 2025 2026	143% 108% 88% 76% 70% 67% 66%	71% 65% 59% 55% 54% 53% 53%	46% 44% 41% 39% 39% 38% 38%
						Sut	Abs Pla osidy at £0 per u Susta 30%	orption: 50 units	p.a. 0% er unit (interme er unit using	ediate)							

Subsit	15 dwelli 13 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per grdable Hou	ats) DPH) dph. .a. .s. init (intermedialer unit	te) Subsi	dwellin 13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affo	e Area: Two gs (15 Flats lite @(120 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per uni ry at £1800 per urdable House Rent to Intern	s) PH) dph. i. it (intermediate unit	Subsi	dwellin 13 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (15 Fla site @(120 E s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hot Rent to Inte	ts) DPH) dph. a. 6 nit (intermediate r unit) Subsi	dwellin 13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	ts) DPH) dph. .a. .6 init (intermediate or unit unit unit unit unit unit unit unit) Subsid	dwellin .13 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	S) PH) dph. a. it (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	١	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010 2011	DOWN	* *	A A	2010 2011	DOWN	MIDDLE	A A	2010 2011	DOWN	A A	A A	2010 2011	DOWN	A A	A A	2010 2011	108%	50% 50%	38% 39%
2012	**	A)	A)	2012	**	A)		2012	**	A)	A)	2012	• • •	A)	A)	2012	238%	62%	44%
2014	**	*>	A >	2014	•••	4.)	*)	2014	**	A >	*)	2014	**	1.	A)	2014	291%	67%	44%
2015 2016	**	**	A >	2015	••	* *	A >	2015	• •	**	A)	2015 2016	**	**	A)	2015 2016	-234% -353%	125% 117%	57% 54%
2017 2018	**	* *	A)	2017 2018	**	4 *	A)	2017 2018	**	1 *	A)	2017	• •		A)	2017 2018	-1622% 545%	99% 84%	50% 47%
2019 2020	**	A >	A)	2019	••	A)	A)	2019	**	*)	A)	2019	**	* *	A)	2019	228%	72% 64%	43% 40%
2021	**	A)	A)	2021	**	A)	A)	2021	V V	A)	A)	2021	• • •	A)	4)	2021	102%	58% 53%	38% 36%
2023	A >	**	**	2023	A >		**	2023	A >		**	2023	4.4	**	**	2023	69%	49%	34%
2024 2025	A)	**	**	2024 2025	* >	**	**	2024 2025	* >	**	**	2024 2025	4)	**	**	2024	64%	48% 47%	33% 33%
2026	A.)	**		2026	* >	**	**	2026	A >	alue Area:	^ ^	2026	^)	**	**	2026	59%	47%	33%
Subsid																s) PH) dph. a. it (intermediate) unit sing			
TEST		GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST		INDUSTRIAL2		TEST		PDL		TEST	REDUC		
2010	DOWN				* >				4 +			2010	DOWN		**		DOWN 67%	29%	22%
2011 2012	**	4.1		2011	A } V V	4.)	**	2011	4 *	4.4	4.1	2011	**	4.1	44	2011	69% 150%	30% 38%	22% 26%
2013 2014	**	A }	A)	2013	**	*)	A)	2013	**	A)	A)	2013	**	A)	4)	2013 2014	179% 181%	40% 41%	26% 26%
2015	V V	**	A >	2015	· · ·	* >	* >	2015		4.4	A >	2015	V V	••	A >	2015	-146%	73%	32%
2016 2017	••	4 ¥	4)	2016 2017	• •	A >	A)	2016 2017	**	A >	A P	2016 2017	**	(*	A)	2016 2017	-218% -992%	67% 58%	31% 29%
2018 2019	**	A P	4)	2018 2019	**	*)	A)	2018	* *	A)	A >	2018	••	4)	A)	2018 2019	329% 135%	48% 42%	26% 24%
2020 2021	* *	* *	* *	2020	* * *	* *	4)	2020	**	.,	4.1	2020 2021	4 *	* *	**	2020 2021	82% 59%	37% 33%	22% 21%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	47%	30%	20%
2024	4.5	**	**	2024	* >	**	**	2024	A P	**	**	2024	**	**	**	2024	40% 37%	28% 27%	19% 18%
2025 2026	**	**		2025 2026	**	**	**	2025 2026	**	alue Area:	**	2025 2026	**	**	**	2025 2026	35% 35%	26% 28%	18% 18%
	0 dw 0 site Gro Abs Plannii Su Susta 0% Affor	Je Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% binability at 0 dable Hou 0			dw. O site Gro Ab Planni Su Susta O% Affor	Je Area: 0 ellings (0) el @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	ing		0.13 Her Absolute Pi solidy at E0 per u Sustai 30% 0:100 (S Val U G F Al Plann S Sustai S Sust O% Affo	dwellings (15 ctare site @(120 ctare site)) anning gain at 1 unit (rent) & E0 nability at E1800 ctare at 10 ctare at	DPH) dph. %) s p.a. 00% ber unit (interm) per unit busing iermediate)		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0 sinability at 0 ridable Hou 0	sing		dw O site Gro Abb Plannin Su Susta O% Affor	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	sing
TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN _	MIDDLE	UP -	-	DOWN _	MIDDLE	UP _	0	DOWN _	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	-	-		0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-			0	-			0	-			0	-	-		0	0%	0%	0%
0		-		ő				0	-	-	-	0			-	0	0% 0% 0%	0%	0%
0	-	-		0	-		-	0	-	-	-	0		-		0	0%	0%	0%
0	-	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0			-	0	-	-	-	0		=	=	0		-	=	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	Value Area:	0	0	-	-	-	0	0%	0%	0%
									ī	O dwellings (0 O site @(0) dp Gross profit: (Absorption: O Planning gain at Subsidy at 0 Sustainability a) n.) 0%								
									0%	Affordable Ho	Jany								

Subsidy at £ Su 30 70:30	15 dwellir Hectare si Gross Absorptio Planning £0 per unit (r ustalnability D% Affor (Social R	at £1800 p rdable Ho	lats) DPH) dph.) o.a. % unit (intermedia	te) Subsi	dwelling 13 Hectare si Gross Absorptic Planning dy at £0 per unit (i Sustainability 30% Affoi 0:30 (Social F	profit: (25%) in: 50 units p. j gain at 100% rent) & £0 per ur j at £1800 per rdable Hou	s) PH) dph. a. it (intermediate unit unit)	e) Subsi	dwellin 13 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe D: 30 (Social	i profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Ho	ts) DPH) dph. a. 6 nit (intermediate) r unit using	Subsid	dwellin 13 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	profit: (25%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. a. k init (intermedia er unit using	te) Subsid	dwellin 13 Hectare: Gross Absorpt Plannin ly at £0 per unit (Sustainabili 30% Affo 0:30 (Social	e Area: Two ngs (15 Flat site @(120 D s profit: (25%) lon: 50 units p.a ng gain at 100% (rent) & £0 per un lity at £1800 per brdable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit using
TEST 16 SH	HEET 1	GREENFIELD	,	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARI F
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 47%
2011				2011	**	4)	4)	2011	**	4)	4)	2011	**	1.	A >	2011	208%	66%	47%
2012		**	A)	2012	* *	(v	A)	2012	**	**	A):	2012 2013	**	**	A)	2012	3408% -2787%	87% 93%	56% 57%
2014	* •	÷÷	A >	2014	**		* >	2014	**	**	A >	2014	**	• •	A P	2014	-2267%	97%	57%
2015		- ;;	A >	2015	• •		A)	2015	**	**	A >	2015 2016	**		(*	2015	-128% -156%	251% 222%	77% 72%
2017	• •	••	A >	2017	• •	~ ~	A >	2017	* *	**	A >	2017	* *	~ ~	A >	2017	-236%	171%	66%
2018	• •		A)	2018	• • •		A)	2018	•••	**	A >	2018 2019	• • •		A)	2018	-529% 1635%	134%	60% 55%
2020 2021	* *	(+	A)	2020 2021	**	* * *	A)	2020 2021	**	* * *	A }	2020 2021	**	**	A)	2020 2021	322%	91%	51% 48%
2022	**	4)	4)	2022	**	4)	4)	2022		4)	4)	2021	**	1.	4)	2022	179%	70%	45%
2023	**	A)	A)	2023	4.4	4)	4)	2023	* *	A)	A }	2023 2024	- : :	4)	4)	2023 2024	100%	64% 62%	42% 41%
2025	**	* >	->	2025	* >	A >	4)	2025	4 🕶	4)	*>	2025	- ; ;	*>	A >	2025	84%	60%	41%
2026	1 *	A)	4)	2026	* >	A)	4)	2026	A)	alue Area:	A P	2026	* *	A)	*)	2026	81%	61%	40%
0.13 H Subsidy at £	15 dwellir Hectare si Gross i Absorptio Planning E0 per unit (r ustainability	profit: (17%) n: 50 units p gain at 100	Tats) DPH) dph.) o.a. % unit (intermedia		dwelling 13 Hectare si Gross Absorption	profit: (17%) n: 50 units p. gain at 100%	ss) PH) dph. a.	0	osidy at £0 per to Sustai 30% 70:30 (\$Value dwellin .13 Hectare Gross Absorpt Plannir dy at £0 per unit styrenshill	nability at £180 to Affordable H ocial Rent to In example Area: Two logs (15 Flasite @(120 I); profit: (17%) ion: 50 units pag gain at 100%	per unit (interme o per unit pussing termediate) ots) open) dph. a. 6	0.	dwellin 13 Hectare s Gross Absorpti Plannin dy at £0 per unit	profit: (17%) on: 50 units p g gain at 1009	ts) DPH) dph. .a. % init (intermedia		dwellir 1.13 Hectare : Gross Absorpt Plannir Iv at £0 per unit (e Area: Two ngs (15 Flat site @(120 D s profit: (17%) lon: 50 units p.i ng gain at 100% (rent) & £0 per un tly at £1800 per ordable Hou	s) PH) dph. a. it (intermediate)
70:30	(Social R	ent to Inte	ermediate)	70): 30 (Social F	ent to Inter	mediate)	70	0:30 (Social	Rent to Inte	rmediate)	70	:30 (Social	Rent to Inte	rmediate)	7	0:30 (Social	Rent to Inter	mediate)
TEST 17 SH	HEET 1	GREENFIELD	,	TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1 REDU	ICTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 104%	MIDDLE 55%	UP 43%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	107%	55%	43%
2012	**	* >	*)	2012	**	*)	* >	2012	**	A)	A >	2012 2013	**	4.7	A)	2012	187% 209%	66%	49% 49%
2014	~ ~	* >	. >	2014	••	A >	. >	2014	**	. >	* >	2014	**	4.4	A P	2014	213%	71%	49%
2015			A)	2015	**		A)	2015	**	**	A)	2015 2016	**		A)	2015	-620% -2332%	119%	62% 59%
2017	~ ~	~ ~	A)	2017	* *	4.4	A)	2017	• •		A)	2017 2018	* *	~ ~	A)	2017	719%	99%	55% 52%
2019	**	A P	A)	2018	**	A)	4)	2018	**	4)	4)	2018	**		* * *	2019	183%	76%	49%
2020	* *	4)	4)	2020	**	4)	A)	2020	* *	A)	A >	2020 2021	* *	4)	4)	2020 2021	131%	69%	46% 43%
2022	4 🕶	* >	* >	2022	A.):	* >	* >	2022	*)	A >	A >	2022	* *	* >	* >	2022	84%	58%	41%
2023	A)		**	2023 2024	* >	**	**	2023 2024	A >	**	**	2023 2024	4.7	**	**	2023 2024	73% 68%	55% 53%	39% 39%
	*)	**	**	2025 2026	A >	**	**	2025		**	**	2025 2026		**	**	2025 2026	65% 64%	52% 53%	38% 38%
	0 dw	e Area: 0 ellings (0)			dwe	e Area: 0		Sul	0.13 Her Ab: Pi osidy at E0 per u Sustai 309 70:30 (S Val	nability at £180 6 Affordable H ocial Rent to In ue Area: 0 vellings (0)	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)	dv	ue Area: 0 rellings (0)			dv	ue Area: 0 vellings (0)	
	0 site	@(0) dph ss profit: 0			0 site	@(0) dph.			0 sit	e @(0) dph. oss profit: 0			0 sit	e @(0) dph. oss profit: 0			0 sit	e @(0) dph. oss profit: 0	
	Abs	orption: 0 ig gain at 09	<u>.</u>		Abs	orption: 0 ig gain at 0%			Al	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			At	osorption: 0 ing gain at 0%	
	Sul	bsidy at 0	2		Sul	bsidy at 0			s	ubsidy at 0			St	ıbsidy at 0			S	ubsidy at 0	
0	% Affor	nability at 0 dable Hou	using		0% Affor	inability at 0 dable Hou:	sing			ainability at 0 rdable Hou	sing			inability at 0 rdable Hou	sing			ainability at 0 rdable Hous	sing
TEST 18 SI	HEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
		GREENFIELD				INDUSTRIAL1	1			INDUSTRIAL2		1		PDL	1		REDU	ICTION TO AFFOR	
0	DOWN _	MIDDLE -	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	o	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	-0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o =			-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
ŏ 📄				-0	-			0				0				0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0		-		0	0%	0% 0%	0% 0%
0			-	ō	-		-	o	-			o				0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
0		-	-	0		-	-	0	-	-	-	o		-	-	o o	0%	0%	0%
0	1	-		0		-	-	0	-	- Value Area	0	0	-	-		0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dp Gross profit: Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

Value Area: 0	0 dwellings (0)				
O Site e(0) dph.	0 dwellings (0)				
Consp.grift 0 Consp.grif		dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption C Proving gard			0 site @(0) dph.	0 site @(0) dph.	
Plearing gas at 60%					
Substyle of One					
Object O	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
TEST 19 SHEET	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
TEST 1 9 MEET TEST 1 9 MEE				0% Affordable Housing	0% Affordable Housing
Content Machine Content Cont	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
			INDUSTRIAL2		REDUCTION TO AFFORDABLE
	O MIDDLE UP	DOWN MIDDLE UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	
	0	0			
	0	0	0	0	
	0		0	0	
					0 0% 0% 0%
0 - - 0 0 - - 0 0 - -	0		0	0	
1	0	0	0	0	
1	0	0	0	0	
Value Area: 0 Value Area:		0			
Value Area: 0 Value Area:	ŏ -	ř –	ĭ	ŏ	
O O O O O O O O O O	0		0	0	
Value Area: 0 Outside (0) gift.	0	0	0	0	0 0% 0% 0%
O devellings (D) O state effect of the first part of the first	0	0		0	0 0% 0% 0%
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsety at 0 0 0			0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Su			Value Area: 0		
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OOWN MoCkE UP OOWN MOCK	0 site @(0) dph	0 site @(0) dph	0 site @(0) dph	0 site @(0) doh	0 site @(0) dph
Planning gain at 0% Subsidy at 0 Subsidia patient of the property of the prope	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda					
Sustainability at 0 O% Affordable Housing O% Aff					Planning gain at 0%
O% Affordable Housing	Subsidy at 0				
TEST 20 SHEET 1		Contain ability at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
OCUNN MIDOLE UP DOWN UP DOWN UP UP DOWN UP UP UP	Sustainability at 0 O% Affordable Housing	Sustainability at 0	Sustainability at 0	Sustainability at 0	Subsidy at 0 Sustainability at 0
DOWN MODLE UP COWN MODLE	0% Affordable Housing 0	Sustainability at 0 0% Affordable Housing 0	Sustainability at 0 0% Affordable Housing 0	Sustainability at 0 0% Affordable Housing 0	Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
0 0	0% Affordable Housing 0 TEST 20 SHEET 1	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1
0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL	Subsidy at 0 Sustainability at 0 O' Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL	Subsidy at 0 Sustainability at 0 O' Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 0 0 0 0 0 0 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0%
0 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Sustainability at 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0% 0% 0% 0% 0% 0 0% 0% 0% 0%
0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NIDUSTRAL2 DOWN MIDDLE UP 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDGE UP 0	Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Affordable Housing 0 O O O O O O O O O
0 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0	OS Sustainability at 0 OS Affordable Housing O TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP O	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NIDUSTRAL2 DOWN MIDDLE UP 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDGE UP 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - -	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - -	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGLE UP DOWN MIDGLE UP ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON ON
0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - -	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - -	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 EREDUCTION TO AFFORDABLE DOWN MIDOLE UP OWN
0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O'A Affordable Housing O TEST 20 SHEET 1 DOWN MODE UP O O O O	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - -	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP DOWN MIDGLE DOWN MIDGLE UP DOWN MIDGLE UP DOWN MIDGLE UP DOWN MIDGLE UP
0 0 0 0 0 0 0 0 - 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O'8 Affordable Housing O'8 Affordable Housing O O O O O O O O O	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - - 0 - - -	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP O'R O'R O'R O'R O'N O'R O'R O'R
0 0 0 0 0 0 0 0 - 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainability at 0 9% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O'A Affordable Housing O TEST 20 SHEET 1 NUDUSTRAL2 DOWN MIDDE UP O O O O	Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDOLE UP DOWN OWN
0	0% Affordable Housing 0 TEST 20 SHEET 1 GREEN/FIELD DOWN MIDOLE UP	Sustainability at 0 O% Affordable Housing O	Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing O O'S Affordable Housing O O O O O O O O O	Sustainability at 0 O'S Affordable Housing O'S Affordable Housing TEST 20 SHEET 1 POL. DOWN MIDDLE UP	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDOLE UP DOWN ON ON ONS ON ON ONS
0 0 0 0 0 0 0 - 0 0 0 - 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREEN/FIELD DOWN MIDOLE UP	Sustainability at 0 O% Affordable Housing O	Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing O O'S Affordable Housing O O O O O O O O O	Sustainability at 0 O'S Affordable Housing O'S Affordable Housing TEST 20 SHEET 1 POL. DOWN MIDDLE UP	Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 EREDUCTION TO AFFORDABLE DOWN MIDOLE UP OWN O'N
0 Value Area: 0 0 develings (0) 0 Site @(0) dph. Gross profit: 0 Planning gain at 0% Subtainstality at 0 Sustainstality at 0 Oss. Area of the profit of the	0% Affordable Housing 0 TEST 20 SHEET 1 GREEN/FIELD DOWN MIDOLE UP	Sustainability at 0 O% Affordable Housing O% Affordable Housing O% O% Affordable Housing O%	Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing	Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S O'S Affordable Housing TEST 20 SHEET 1 POL. DOWN MIDDLE UP	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDOLE UP ON O
Value Area: 0 0 divellings (0) 0 stee (0) diph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 Sustainability at 0 0% Affordable Housing	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDOLE UP 1	Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing 0 O O O O O O O O O	Sustainability at 0 O'A Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	Sustainability at 0 O'S Affordability at 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDGLE DOWN MIDGLE UP OWN
0 dwellings (0) Outse (9(0) opts Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% One Afficiently of 0 One Afficiently of 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sostalnability at 0 9% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O'A Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	Sustainability at 0 O'S Affordability at 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE OWN WINDLE UP OWN
0% Affordable Housing	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sostalnability at 0 9% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing O'	Sustainability at 0 O'S Affordability at 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE OWN WINDLE UP OWN
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sostalnability at 0 9% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O'S Affordable Housing O	Sustainability at 0 O'S Affordability at 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE OWN WINDLE UP OWN
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Sostalnability at 0 9% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Sustainability at 0 O's Affordable Housing O	Sustainability at 0 O'S Affordability at 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0	Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP ON O

Figure 25 - Sensitivity Testing

		y resu	J													
Value Area: Two 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.	0.	Value A 50 dwelling 46 Hectare site		ats)	0.		e Area: Two ings (50 Fla site @(120 D	ets)	0		Area: Two ngs (50 Fl ite @(120 E	ats)	0	50 dwel	e Area: Two lings (50 Fla site @(120 DF	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption Planning	rofit: (20%) : 50 units p. gain at 100%	5		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%			Absorption Planning	profit: (20%) on: 50 units p g gain at 1009	.a. 6		Absorpt Plannir	s profit: (20%) ion: 50 units p.a ng gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	Subsi	Sustainability	at £1800 per	unit	te) Subsi		ty at £1800 per	unit	Subsic		y at £1800 pe	r unit	te) Subsid	Sustainabil	rent) & £0 per uni ity at £1800 per	unit
30% Affordable Housing 70:30 (Social Rent to Intermediate)		30% Afford 30 (Social Re				0:30 (Social	rdable Hou Rent to Inter			:30 (Social F	rdable Hou Rent to Inte			0:30 (Social	ordable Hous Rent to Interr	
TEST 1 SHEET 1 GREENFIELD	TEST		NDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2	,	TEST	1 SHEET 1	PDL		TEST		ICTION TO AFFORE	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 147%	MIDDLE 66%	UP 51%
2011	2011 2012	**	A)	->	2011	**	(*	4)	2011 2012	**	**	A)	2011	201% 354%	73% 84%	54% 58%
2013	2013 2014	**		A)	2013	**	**	A)	2013 2014	**	**	A)	2013	410% -3056%	88% 114%	59% 66%
2015	2015 2016	**	**	A)	2015	• • •	**	A)	2015 2016	**	* *		2015	-322% -543%	164% 150%	74% 70%
2017	2017	**	**	A)	2017	**	**	A)	2017	**	**	A)	2017	-113827% 528%	126%	65% 60%
2019	2019		• •	A)	2019	- ;;	**	A)	2019	**	**	A)	2019	257%	92%	56% 52%
2021	2021	- ;;	* >	* >	2021	• •	A)	A >	2021		**	A >	2021	126%	75%	49%
2022	2022 2023	1+	* >	->	2022 2023	**	A)		2022 2023	**	4 +	4)	2022 2023	102% 89%	68%	47% 45%
2024	2024 2025	4)	A)	4)	2024	(v	4)	A)	2024 2025	**	A)	A)	2024	83% 80%	63% 62%	44% 44%
2026	2026	.,	A)	.,	2026	* >	A) ilue Area: 1	wo.	2026	**	.,	.,	2026	79%	64%	44%
Value Area: I wo 50 dwellings (50 Hats)		50 dwelling	Area: Two gs (50 Fla	ats)		Abs Planting at E0 per u Sustain 30% 70:30 (S Value 50 dwell	Affordable Ho ocial Rent to Into Area: TWO Ings (50 H)	s p.a. 00% er unit (interme per unit using ermediate) atS)		50 dwelli	Area: Two	ats)		50 dwel	e Area: IWO lings (50 Fla	ts)
0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit		46 Hectare Site Gross pr Absorption Planning g dy at £0 per unit (re Sustainability	e @(120 L) rofit: (20%) : 30 units p. gain at 100% nt) & £0 per u at £1800 per	PH) dph. a. bit (intermediate		.46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	site @(120 E profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	PH) dph. a. hit (intermediate)		46 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabilit	Ite @(120 L profit: (20%) on: 30 units p. g gain at 1009 rent) & £0 per u y at £1800 pe	DPH) dph. a. 6 nit (intermedia r unit		.46 Hectare Gross Absorpt Plannir y at £0 per unit (Sustainabili	site @(120 DF s profit: (20%) ion: 30 units p.a ng gain at 100% (rent) & £0 per uni ity at £1800 per	PH) dph. t (intermediate) unit
30% Affordable Housing 70:30 (Social Rent to Intermediate)		30% Afford 30 (Social Re	dable Hou ent to Inter	rmediate)		0:30 (Social	rdable Hou Rent to Inte	sing mediate)	70	:30 (Social F	rdable Hou Rent to Inte		70	0:30 (Social	ordable Hous Rent to Interr	s ing mediate)
TEST 2 SHEET 1 GREENFIELD	TEST	2 SHEET 1	NDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST :	2 SHEET 1	PDL		TEST	2 SHEET 1 REDU	ICTION TO AFFORE	DABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 163%	MIDDLE 68%	UP 52%
2011	2011 2012	**	4.4	4)	2011	**	A) V V	A)	2011 2012	**	**	A)	2011	238% 385%	76% 85%	55% 59%
2013	2013 2014	**		A)	2013	••		4)	2013 2014	••	**	A)	2013	699% -705%	95% 128%	61%
2016	2015 2016	**	**	A)	2015 2016	• • •	**	4)	2015 2016	**	* *	(*	2015 2016	-383% -776%	157% 141%	72% 68%
2017	2017	**			2017		Ü	A)	2017	**	**	A)	2017	1627%	118%	63%
2019	2019	**	4.4	A)	2019	•••	Ü	A P	2019	**	**	A.)	2019	219%	88%	54%
2020	2020 2021		A)	A >	2020	• •	A)	A P	2020 2021	••	(*	A)	2020 2021	151% 116%	79% 72%	51% 48%
2022 2023	2022 2023	(v	A)	A)	2022	**	A)	A >	2022 2023	**	4)	A)	2022	96% 87%	66%	46% 45%
2024	2024 2025	4)	* >	4)	2024	4+	4)	A)	2024 2025	**	A)	A)	2024	82% 79%	62%	44% 44%
2026	2026	.,	.,	.,	2026	A)	alue Area: 1	MO.	2026	* *	٠.٠	.,	2026	78%	65%	43%
Value Area: Two 50 dwellings (50 Flats) 0.46 Hectare site @(120 DH) dph.	0.	Value / 50 dwelling 46 Hectare sit	Area: Two gs (50 Fla e @(120 D	ats)		0.46 Hec (Abs Pli sidy at E0 per u Sustail 30% 70:30 (S Value	Affordable Ho ocial Rent to Inte Area: Two ings (50 Fl	DPH) dph. %) s p.a. 10% er unit (interme per unit russing ermediate)		Value 50 dwelli 46 Hectare s	• Area: Tw o ngs (50 Fl lte @(120 E	ats)	0	Valu 50 dwel .46 Hectare	e Area: Two lings (50 Fla site @(120 DF	ts) PH) dph.
Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (vent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsi	Gross pr Absorption Planning g dy at £0 per unit (re Sustainability 30% Afford	rofit: (20%) : 70 units p. gain at 100% nt) & £0 per u at £1800 per dable Hou	a. hit (intermediat unit unit	te) Subsi	Gross Absorpti Plannir dy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	a. nit (intermediate) unit	Subsic	Gross Absorption Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 70 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	a. 6 nit (intermedia r unit using	te) Subsid	Gross Absorpt Plannir y at £0 per unit i Sustainabili 30% Affe	s profit: (20%) ion: 70 units p.a ng gain at 100% (rent) & £0 per uni ity at £1800 per ordable Hous	t (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		30 (Social Re 3 SHEET 1		mediate)		3 SHEET 1		mediate)		:30 (Social F 3 SHEET 1		irrieurate)		3 SHEET 1	Rent to Interr	
GREENFIELD DOWN MIDDLE UP 2010	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010		MIDDLE 67%	
2011	2011	***	4)	A)	2010	**	4)	A)	2011	V V	(🗸	A)	2011	190% 368%	71% 84%	53% 59%
2013	2013 2014	**	**	A)	2013	**	**	A)	2013 2014	**	* *	A)	2013 2014	456% 6303%	89% 109%	60% 65%
2015	2015 2016	**	**	A)	2015 2016	**	**	A)	2015 2016	**	**		2015 2016	-280% -428%	174% 160%	76% 72%
2017	2017 2018	**	**	A)	2017	**	**	A }	2017 2018	**	**	A)	2017 2018	-1821% 733%	134% 112%	67% 62%
2019	2019 2020	**	* * *	A }	2019 2020	**	4 *	A >	2019 2020	**	**	A }	2019 2020	302% 187%	96% 85%	57% 53%
2021	2021 2022	**	4)	A)	2021 2022	**	A)	A)	2021 2022	**	(v	A)	2021 2022	135% 108%	77% 70%	50% 48%
2023	2023	A >	A)	A)	2023	1 +	A)	A P	2023	- ;;	*)	A)	2023	91% 85%	65% 64%	45% 45%
2025	2025 2026	A)	4)	*)	2025 2026	A)	A)	A)	2025 2026		4)	*,	2025 2026	81% 80%	62% 64%	44% 44%
					Sut	50 0.46 Hed (Abs Planting Sidy at E0 per u Sustain 30%	dwellings (50 l tare site @ (10 l fross profit: (20 corption: 70 unit anning gain at 1 nit (rent) & E0 p bability at £1800 ocial Rent to Int	lats) DPH) dph. %) s p.a. 10% er unit (interme per unit	ediate)							

Subsidy at £0 Sust	Value Area: Two D dwellings (50 Flats) schare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% per unit (rent) & £0 per unit (int tainability at £1800 per unit & Affordable Housing	ntermediate) t		dwellin 46 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 50%	s) PH) dph. a. hit (intermediat		dwellir .46 Hectare : Gross Absorpti Plannii idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	S) PH) dph. a. it (intermediate; unit		dwellin 46 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50%	ts) DPH) dph. a. init (intermediate		dwellin 0.46 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	i. it (intermediate) unit
70:30 (S TEST 4 SHEE	Social Rent to Intermed			: 30 (Social F 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)	7C): 30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 4 SHEET 1	Rent to Inter	mediate)
	GREENFIELD		ILSI .		INDUSTRIAL1		ILSI		INDUSTRIAL2		11231		PDL	,	ILSI	REDUC	CTION TO AFFOR	
2010 DO	OWN MIDDLE	UP :	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 128%	MIDDLE 63%	UP 49%
2011	*		2011 2012	• •	A)	A }	2011	• •	A)	A P	2011 2012	**	(v	A)	2011	168%	69%	52% 56%
2013	**	* >	2013	**	A >	* >	2013	**	4.4	*	2013	• •	~ ~	* >	2013	288%	82%	57%
2014			2014 2015	**		A)	2014	**	**	A)	2014 2015	**	**	A)	2014	1321% -536%	104% 141%	63% 70%
2016	**	* >	2016 2017	**	**	A)	2016 2017	• •	**	A >	2016 2017	**	**	A)	2016 2017	-1549%	130% 112%	67% 62%
2017		* >	2017	~ ~	~ ~		2017	**	**	* >	2017		**	A >	2017	338%	97%	58%
2019	• • • •		2019 2020	* *	4 *	A)	2019	• •	(v	A Þ	2019 2020	**	**	A)	2019	204%	86%	54% 51%
2021	A >	* >	2021	~ ~	* >	* >	2021	~ ~	* >	* >	2021	• • •	4.4	A >	2021	112%	71%	48%
2022	*		2022 2023	**	A)	A)	2022	4.4	4)	A)	2022	•••	4)	A)	2022	93% 83%	65% 61%	46% 44%
	(w A)		2024	* >	A >		2024	* >	.)	A Þ	2024	**	A)	A >	2024	78%	60%	43%
	4) 4)		2025 2026	* >	**		2025	A >	.,	**	2025 2026	**	**	**	2025	75% 74%	59% 61%	43% 43%
Subsidy at £0 Sust	Value Area: Two O dwellings (50 Flats) ctare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 200% re unit (int lainability at £1800 per unit tainability at £1800 per unit	ntermediate)		dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustalnability	profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per u y at £1800 per	ss) PH) dph. a. hit (intermediate	0	70:30 (S Value dwellir .46 Hectare: Gross Absorpti Plannir idy at £0 per unit Sustainabili	hability at £1800 Affordable Ho cotal Rent to Int Affordable Ho cotal Rent to Int G Area: Two gs (50 Flat site @(120 D profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per un ty at £1800 per	per unit using ermediate) S) PH) dph. a. iit (intermediate) unit	0.	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u	ts) DPH) dph. .a. 6 nit (intermediate r unit		dwellin 0.46 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% ent) & £0 per un y at £1800 per	s) PH) dph. i. it (intermediate unit
70:30 (9	% Affordable Housing Social Rent to Intermed	diate)	70): 30 (Social F	rdable Hou Rent to Inter	rmediate)	70	0:30 (Social	rdable Hou Rent to Inter	sing mediate)	70):30 (Social I	rdable Hou Rent to Inte	using rmediate)	7	0:30 (Social F	rdable Hou Rent to Inter	
TEST 5 SHEE	ET 1 GREENFIELD		TEST !	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010 DO	OWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 54%
2011	• • • • •	* >	2011	**	4)	*)	2011	**	1 *	4)	2011	- ;;	**	A)	2011	332%	82%	58%
2012		A >	2012 2013	**		A)	2012 2013	**	**	* >	2012 2013	**	**	A)	2012	1368% 3391%	98% 104%	64% 64%
1014			2014 2015	* *	* *	A)	2014	• •	**	A)	2014 2015	**	**	**	2014 2015	-400% -178%	142% 242%	72% 84%
2016	** **		2016 2017	* *		A)	2016	• •	**	A)	2016 2017	• •	**		2016	-236% -434%	210% 165%	78% 72%
2018	* * * * * * * * * * * * * * * * * * * *	* >	2018	* *	• •	A)	2018	* *	* *	A }	2018	* *	* *	A)	2018	-4505%	132%	66%
1020	• • • • • • • • • • • • • • • • • • • •	A >	2020	· ·		A)	2020	•••	**	* >	2020	• • •	**		2020	251%	95%	56%
021		A >	2021 2022	**	A)	* >	2021	• •	(v	A }	2021 2022	**	**	A)	2021	165% 126%	84% 76%	52% 49%
023	*		2023 2024	**	A)	A)	2023	**	A)	4)	2023 2024	**	4 +	A)	2023	105% 97%	71% 69%	47% 46%
025	A)		2025 2026	* *	A)	A)	2025	• •	A)	A)	2025 2026	• •	1 *	^)	2025	92% 90%	68% 71%	46% 46%
50 0.46 Her 5ubsidy at £4850 Suist	Value Area: Two D dwellings (50 Flats) sctare site et (120 DPH) Absorption, 50 units p. a. Planning gain at 100% governit (em) 4 5000 per unit tainability at £1800 per unit	(intermediate)		dwellin 46 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. runit (intermedia		0.46 Hec Abs Pi bsidy at E0 per u Sustain 30% 70:30 (S Value dwellin 46 Hectare: Gross Absorpt Sustainabili Sustainabili	hability at £1800 Affordable Ho ocial Rent to Inte Area: Two ngs (50 Flat	DPH) dph. 6) p.a. 90% er unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit unit unit unit unit unit unit unit		dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit	e Area: Two gs (50 Fla itle @(120 I profit: (20%) on: 50 units p g gain at 100% (runt) & £25000 ps y at £1800 ps yrdable Hou	ts) DPH) dph. .a. 6 ir unit (intermediat		dwellin 0.46 Hectare s Gross Absorptio Planning by at £48500 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. I. unit (intermediat unit
70:30 (9	Social Rent to Intermed	diate)): 30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inter	mediate)): 30 (Social I	Rent to Inte	rmediate)		'0:30 (Social F	Rent to Inter	mediate)
TEST 6 SHEE	GREENFIELD		rEST (6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL	T	TEST	6 SHEET 1	CTION TO AFFOR	DABLE
010	OWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 80%	MIDDLE 44%	UP 36%
011	*	A >	2011 2012	**	A)	*)	2011	**	A)	*)	2011 2012	**	*)	A)	2011	107% 189%	48% 55%	38% 41%
013 014	*		2013 2014	* *	A)	A)	2013 2014	• •	A) (v	A P	2013 2014	**	(v	A)	2013 2014	221% -1685%	57% 73%	42% 47%
015 016	** **		2015 2016	* *	**	A)	2015	• •	* *	A)	2015 2016	* *	* *	A)	2015	-182% -317%	106% 98%	54% 52%
017	** **	A >	2017 2018	**	(v	A)	2017	**	**	A)	2017	**	**	A)	2017	-68306%	84%	48%
019	× × × ×	A >	2019		A)		2019	• • •	A)	* >	2019	•••	4.4	A)	2019	161%	65%	43%
020	* * * * * * * * * * * * * * * * * * *	* >	2020 2021	(*	A }	A)	2020		4)	4 >	2020 2021	**	4)	A)	2020	108% 83%	59% 54%	41% 39%
	.,	**	2022 2023	A >	**	**	2022 2023	A >	**	**	2022 2023	(*	**	**	2022	70% 63%	50% 48%	37% 36%
024	.)	**	2024 2025	A)	**	**	2024	A)	**	**	2024 2025	A)	**	**	2024	60% 57%	47% 47%	36% 36%
026		**	2026	**		**	2026	* >	alue Area: T	**	2026	*)	**	**	2026	57%	48%	36%
							Subsidy	50 0.46 Hec (Abs Pl: at £48500 per u Sustain 30%	dwellings (50 F tare site @(120 Gross profit: (20 corption: 50 unit: anning gain at 10	lats) DPH) dph. 6) i p.a. 10% 100 per unit (integral) per unit	termedia	ste)						

	50 dwelli 46 Hectare s Gross Absorpti Plannin at £25000 par unit	e Area: Two ings (50 Fla site @(120 E profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ats) DPH) dph. a. 6 r unit (intermediate		dwelling 46 Hectare s Gross Absorption Planning at £25000 per unit (profit: (20%) n: 50 units p.; gain at 100% rent) & £22000 per	s) PH) dph. a. unit (intermedia)		dwellir 46 Hectare : Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	ts) DPH) dph. a. 6 r unit (intermediate		dwellir 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pi	ts) DPH) dph. .a. 6 ir unit (intermedia		dwellin 1.46 Hectare s Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	s) PH) dph. a. unit (intermediate)
70	30% Affo	ty at £1800 per ordable Hou Rent to Inter	using	70	Sustainability 30% Affo 0:30 (Social F	y at £1800 per	sing	7,	Sustainabili 30% Affo 0:30 (Social	ty at £1800 pe	using	70	Sustainabili 30% Affo 30:30 (Social	ty at £1800 pe ordable Ho	using	7.	Sustainabilit 30% Affo 0:30 (Social I	ty at £1800 per ordable Hou Boot to Inter	sing
	7 SHEET 1		rmediate)		7 SHEET 1		mediate)		7 SHEET 1		rmediate)		7 SHEET 1		rmediate)		7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	• •	A)	* >	2010 2011	**	A >	A)	2010		A)	A >	2010 2011		A)	A)	2010 2011	108%	53% 58%	42% 45%
2012	* *	A)	A)	2012	**	A >	4)	2012	• •	A)	A >	2012	• •	(*	A)	2012	259% 301%	67% 70%	49% 49%
2014 2015	* *	* *	A)	2014	**	**	A)	2014	**	**	A)	2014	••	• •	A)	2014	-2266%	90% 131%	55% 63%
2016	• • •	**	A.)	2016		**	A)	2016		**	A Þ	2016			A >	2016	-241% -413%	120%	59%
2017 2018	**	**	A)	2017	**	**	A)	2017	••	* *	A }	2017 2018	••		A)	2017	-87586% 410%	101% 87%	55% 52%
2019 2020	**	(v	A)	2019	**	4)	4)	2019	**	A)	A):	2019	**	4.5	A }	2019	202%	76%	48% 46%
2021 2022	• •	* >	*)	2021		A)	4)	2021	1 *	A.)	A):	2021	• •		A)	2021	101%	63% 58%	43% 41%
2023	A)	**	* *	2023	A)	**	**	2023	A >	**	**	2023	**	**	**	2023	74%	55%	40%
2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	4+	**	**	2024 2025	70% 67%	54% 53%	39% 39%
2026	.,	**	**	2026	**	**	**	2026	* >	11 alue Area:	^^	2026	4.*	**	**	2026	66%	55%	39%
	50 dwelli 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	e Area: Two ings (50 Fla site @(120 E profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per	ats) DPH) dph. a. 6 r unit (intermediate		dwellin 46 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainability	profit: (20%) in: 50 units p.; gain at 100% rent) & £24000 per y at £1800 per	s) PH) dph. a. unit (intermedial	0	at £25000 per u Sustaia 30% 70:30 (S Value dwellir 46 Hectare: Gross Absorpt Plannir at £36000 per unit Sustainabili	hability at £1801 of Affordable Hocial Rent to Ing Area: Two ngs (50 Fla site @(120 E profit: (20%) ion: 50 units pig gain at 1000 pety at £1800 pety at £1800 pety	000 per unit (int o per unit o per unit o per unit o pusing lermediate) ts) DPH) dph. a. 6 r unit (intermediate r unit)	0.	Value dwellir 46 Hectare : Gross Absorpti Plannir at £36000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pc ty at £1800 pc	ts) DPH) dph. .a. 6 ir unit (intermedia r unit		dwellin J.46 Hectare S Gross Absorpti Plannin y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per	S) PH) dph. a. unit (intermediate) unit
70	30% Affo 30 (Social I	rdable Hou Rent to Inter	using rmediate)	70	30% Affo 30 (Social F	rdable Hou lent to Inter	sing mediate)	70	30% Affo 0:30 (Social	Rent to Inte		70	30% Affo 30 (Social	rdable Ho Rent to Inte	using rmediate)	7	30% Affo 0:30 (Social I	ordable Hou Rent to Inter	sing mediate)
TEST 8	B SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 94%	MIDDLE 49%	UP 39%
2011	**	A)	4)	2011	• •	A)	4)	2011	**	A)	A)	2011	**	A)	A)	2011	128%	53% 61%	42% 45%
2013	**	A >		2013	**	. >	* >	2013	**	A)	A >	2013		(*	.,	2013	263%	64%	46%
2014 2015	**	**	A)	2014 2015	**	(v	A)	2014	**	**	A)	2014 2015	**		A)	2014	-1994% -213%	82% 119%	51% 58%
2016 2017	**	* *	A)	2016 2017	**	**	4)	2016		**	A }	2016 2017			A)	2016	-368% -78548%	109%	56% 52%
2018	**	••	A)	2018	• •	A)	A)	2018	• • •	(v	A)	2018	**	~ ~	A)	2018	370%	80%	49% 46%
2020	• • •	A >		2020	• • •	A >	A >	2020		A >	A >	2020			. >	2020	122%	64%	43%
2021 2022	4.4	* >	*)	2021	A)	A >	4)	2021	A)	A)	A >	2021	**	A)	A >	2021	92% 77%	59% 54%	41% 39%
2023 2024	4)	**	**	2023 2024	A)	**	**	2023	*>	**	**	2023 2024	1 *	**	**	2023 2024	69% 65%	52% 51%	38% 38%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	(v	**	**	2025 2026	62% 61%	50% 52%	37% 37%
	O dv O site Gro Ab Planni	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Abs Plannir	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 ig gain at 0%		Subsidy	0.46 Hec C Abs Pic at £36000 per u Sustaii 30% 70:30 (S Val dv O Sit Gr Ak	hability at £1801 6 Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. bass profit: 0 basorption: 0 ling gain at 0%	DPH) dph. %) s p.a. 00% 000 per unit (in) per unit	termedia	Val i dw O sit Gr Ab Plann	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 vellings (0) e @(0) dph. ssprofit: 0 ssprption: 0 ing gain at 0%	
	Susta	ubsidy at 0 ainability at 0 rdable Hou	eina		Susta	bsidy at 0 inability at 0 dable Hous	ina		Sust	ubsidy at 0 ainability at 0 rdable Hou	sina		Sust	ubsidy at 0 ainability at 0 rdable Hou	eina		Susta	ubsidy at 0 ainability at 0 rdable Hous	ina
TEST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9	TFST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1621	DOWN	INDUSTRIAL2 MIDDLE	UP	- 1	DOWN	PDL MIDDLE	UP		REDUI DOWN	CTION TO AFFOR	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
0	-	-	-	0	-	-	-	0			-	0	-	-		0	0% 0%	0%	0%
0	-	-	-	0	-	-		o	-		-	0	-	-		o o	0%	0%	0%
o o	-	-		0	-	-		0	-		-	ŏ	-	-		o o	0%	0%	0%
o o		-		0	-	-		0	-		-	ŏ	-	-		o c	0% 0%	0%	0%
o o		-		0	-	-		0				ŏ	=	-	=	ŏ	0%	0%	0%
0				0		=		0		-	-	ő		=		0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: 0 Absorption: 0 Ranning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

Value Area: Two Value Area	Value Area: 0 0 devellings (0) 0 site @ (0) dph.	Value Area: 0	NOUSTRIAL2 UP NOUSTRIAL2 UP NOUSTRIAL2 UP UP UP UP UP UP UP U	Value Area: 0	Value Area: 0											
Value Area: Two South So	50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subabley at 60 per unit ferni & 10 per	Value Area: Two Value Area: Two Own Affordable Housing Own O														
2021 **	Value Area: Two 50 dwellings (, 50 Flats) 0.46 Hectare site @(1.20 DPH) dph. Gross profit (,20%) Absorption: 50 units p. a. Planning gain at 100% Subaixy at £0 per unit (mels Act Der unit (mels Act) 30% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 12 SHEET 1 DDOWN MIDDLE UP 2010 2011 2012 2013 2014 2019 2019 2019 2019 2019 2019 2019 2019	Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (200 DPH) dph. Gross profit: (200 DPH) dph. Absorption: 30 units on. Substainability at E0 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 INDUSTRIAL1 DOWN MDDE UP 2010 2010 2011 2012 2012 2013 2014 2015 2016 2017 2017 2018 2018	Value Area: Two 50 develings (5 OF lats) 0.46 Hectare site @(120 DPH) gh. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsisty at E0 per unit (ent) & E0 per unit (intermet sites) 30% Affordable Housing 30% Affordable Housing dwellings (5 OF lats) 0.46 Hectare site @(120 DPH) dph Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (ent) & E0 per unit 30% Affordable Housing Subsidiation of the Committee of the Committ	Value Area: Two	Value Area: Two dwellings (50 Flats)											

Subsid	Gross Absorptio Planning dy at £0 per unit (i Sustainability	y at £1800 pe rdable Hou	.a. 6 nit (intermediat r unit using	e) Subsi	Gross Absorption Planning dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwellir 46 Hectare : Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (50 Flat site @(120 E s profit: (20%) ion: 50 units p. log gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. bi cit (intermediate) cupit cupit cupit	Subsid	Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	ty at £1800 pe ordable Ho	ts) DPH) dph. .a. % init (intermediater unit using	e) Subsid	dwellin .46 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	t (intermediate) unit sing
IESI		GREENFIELD	,	IESI		INDUSTRIAL1	,	IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP A P	2010	DOWN 128%	MIDDLE 57%	UP 43%
2011		4)	A)	2011	**	A)	4)	2011		A)	4)	2011 2012	**	4 =	A)	2011	175%	63%	46% 50%
2013	- · ·	4.4		2013	· · ·	A)	A >	2013	**	A)	* >	2013	**			2013	357%	76%	50%
2014		**	A)	2014	**	**	A)	2014	**	**	A)	2014 2015	**		A)	2014	-2657% -279%	97% 141%	56% 63%
2016	~ ~	**	* >	2016	• •	**	* >	2016	• •	~ ~	A >	2016	* *	~ ~	A)	2016	-471%	128%	60%
2017 2018	•••	**	A)	2017	**	**	A)	2017	**	**	A)	2017 2018		**	A }	2017	-98357% 454%	107% 91%	55% 51%
2019	~ ~	(+		2019	**	.,		2019	* *	* >	A P	2019	* *	~ ~		2019	220%	79%	47%
2020 2021		A P	A)	2020	**	*)	4)	2020	**	A)	A):	2020 2021	•••	1.	A)	2020	143%	70% 64%	44% 42%
2022 2023	4.4	*)		2022	(v	* >		2022	~ v	A)	A)	2022 2023	* *	A)		2022	87%	58% 55%	39%
2023	4)	* *	* *	2023	A)	* *	.,	2023	A)	44	**	2023		* *	* *	2023	76%	54%	38% 37%
2025 2026	A }	**	**	2025 2026	A)	4.7	4.	2025 2026	A)	**	**	2025 2026	1 *	**	**	2025	69% 67%	53% 55%	37% 37%
2026	*)			2026	*)	,	,	2026		alue Area: T		2026	1.	,		2026	6/%	55%	3/%
Subsid	50 dwellii 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u y at £1800 per grdable Hou	ats) DPH) dph. a. a. function of the control of	e) Subsi	dwellin 46 Hectare s Gross Absorptic Planning dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	s) PH) dph. a. hit (intermediate unit	O.	Pisidy at £0 per u Sustaii 30% 50:50 (\$ Valu dwellir 46 Hectare: Gross Absorpt: Plannir dy at £0 per unit Sustainabilli 30% Affe	inception: 50 unit anning gain at 11 init (rent) & £0 p nability at £1800 is Affordable Hc occlail Rent to Int at Area: Two registe @(120 E profit: (20%) ion: 50 units p. (g gain at 100% (rent) & £0 per u ty at £1800 pe pordable Hou. Rent to Inter	per unit (interme per unit (interme per unit ussing ermediate));););););););););););););	O.	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hol	ts) DPH) dph. .a. % init (intermediater unit using	e) Subsid	dwellin .46 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	PH) dph. t (intermediate) unit
	14 SHEET 1		rmediate)		14 SHEET 1		mediate)		14 SHEET 1		mediate)		14 SHEET 1	Rent to Inte	rmediate)		14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	OABLE UP
2010	* *	**	**	2010	**	**	**	2010	* *	**	* *	2010	* *	* *	**	2010	79%	34%	25%
2011 2012		A P	**	2011	**	**	**	2011	• • •	A.A	**	2011 2012	•••	**	**	2011	108% 192%	38% 44%	27% 29%
2013 2014	••	A)	A)	2013	**	*)	4)	2013	**	A)	A)	2013 2014	• •	A)	A)	2013	221% -1643%	45% 57%	29% 32%
2014		~ ~	4)	2014	**	~ ~	4)	2014		**	4)	2014			4)	2014	-1043%	81%	36%
2016 2017	••	~ ·	A)	2016	**	A)	4)	2016 2017	••	4 *	4)	2016 2017	••	**	A):	2016	-287% -59107%	74% 61%	34% 31%
2018		4)	4)	2017	~ ~	4)	4)	2017	**	4)	4)	2017		1.	4)	2017	267%	52%	28%
2019 2020		A >	A >	2019	••	*)	A >	2019	**	A)	A >	2019 2020		A >	4.)	2019	127%	45% 40%	26% 24%
2021	A >	**		2021	A >	**	**	2021	A >	**	* *	2021		**	**	2021	61%	36%	22%
2022 2023	A)	**	**	2022	A)	**	**	2022	*)	**	**	2022 2023	A)	**	**	2022	50% 44%	33% 31%	21% 21%
2024	A)	**	**	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	41%	30%	20%
2025 2026	A)	**	**	2025 2026	A }	**	**	2025 2026	*)	**	**	2025 2026	A >	**	**	2025 2026	40% 39%	30% 32%	20% 20%
	O dw O site Gro Abs Plannir Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 inability at 0 dable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 dable Hous: 0	sing	Sut	50 0.46 Hec 0 Abs 0.46 Hec 0 Sustain 300% 0.100 (S Val 0 Sit Gr At Plann S Sustain	due Area: T dwellings (50 I stare site @(120 Gross profit: (20 Gross profit: (20 Gross profit: (20 Handler) at 11 Innitigation	ilats) DPH) dph. %) s p.a. D0% ser unit (interme per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. osorption: 0 osorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou			dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% insability at 0 rdable Hous 0	ing
TEST	15 SHEET 1	U		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	U		TEST	15 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	o		-	-	ō	-		-	0				ō	0%	0%	0%
0	-			0				0			-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	_	-	-	0	-	-	-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0			-	0				o o	0%	0%	0% 0%
O	-		-	<u>"</u> 0	-	-	-	O .	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Hanning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0	io .	-	-	-	0	0%	0%	0%

50 dwelli 0.46 Hectare s Gross Absorpti Plannin Subsidy at £0 per unit Sustainabilit 30% Affo 70:30 (Social I	• Area: Two ngs (50 Flats) lite @(120 DPH) dph. profit: (25%) ns: 50 units p.a. g gain at 100% rent) & £0 per unit (intermediate y at £1800 per unit rdable Housing ent to Intermediate)) Subsi	dwelling 46 Hectare sit Gross p Absorption	rofit: (25%) i: 50 units p.a gain at 100% int) & £0 per un at £1800 per dable Hou	S) PH) dph. I. It (intermediat unit sing	e) Subsi	dwellii 46 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (50 Fla site @(120 E s profit: (25%) ion: 50 units p. ig gain at 100° (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) DPH) dph. a. iii (intermediate) r unit using	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo 1: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. 6 init (intermedia r unit using	te) Subsid	dwellir 1.46 Hectare : Gross Absorpti Plannin Iv at £0 per unit (profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate) unit using
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	(v A)	2010	* *	4.4	*)	2010	• • •	* *	A)	2010 2011	**	**	A)	2010	241% 453%	75% 84%	54% 58%
2012	v v	2012	**	**	* >	2012	**	**	A >	2012	**	**	4.4	2012	-7407%	102%	64%
2013	V V A }	2013	* *	- ; ;	* >	2013	* *	**	A)	2013 2014	**	**	**	2013	-1615% -269%	109% 157%	65% 74%
2015	**	2015	~ ~	• •	4 🕶	2015	* *	**		2015	**	* *	~ ~	2015	-148%	284%	86%
2016	VV (V	2016 2017		**	4)	2016	**	**	A)	2016 2017	**	**	1 *	2016	-187%	241%	80%
2018	** **	2018	**		4)	2018		**	A)	2018	**		A)	2018	-911%	142%	66%
2019	YY A)	2019	* *	••	4)	2019	**	**	*>	2019 2020	••	••	A)	2019	863%	116%	61% 56%
2021	V V A F	2021	**	1.	* >	2021	**	**	A >	2021	**	**	A >	2021	182%	87%	52%
2022	(v A)	2022 2023		A)	4)	2022	**	A)	A)	2022 2023	**	**	A)	2022	134%	77% 72%	49% 47%
2024	A) A)	2024	**	*)	*)	2024	**	4)	4)	2024	**	1.4	- · ·	2024	100%	70%	46%
2025	.) .)	2025 2026	**	A)	.)	2025	**	.,	4)	2025 2026	**	4.4	.,	2025	94%	69%	46% 45%
2026		2026	**		,	2026	V.	alue Area: 1	wo	2026		**		2026	92%	12%	45%
50 dwelli 0.46 Hectare s Gross Absorpti Plannin Subsidy at £0 per unit : Sustainabilli 30% Affe	Area: Two ngs (50 Flats) ite @(120 DPH) dph. profit: (17%) no: 50 units p.a. g gain at 100% remi) at 0 per unit (intermediate y at £1800 per unit drabble Housing) Subsi	dwelling 46 Hectare sit Gross p Absorption Planning dy at £0 per unit (re Sustainability 30% Affor	rofit: (17%) i: 50 units p.a gain at 100% int) & £0 per un at £1800 per dable Hou	s) PH) dph. i. it (intermediat unit sing	O. se) Subsi	osidy at £0 per u Sustai 309 70:30 (\$ Value dwellin .46 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabill 30% Affe	nability at £1800 6 Affordable Hi- cocial Rent to Interest Two ags (50 Fla site @(120 E is profit: (17%) ion: 50 units p. ig gain at 1009 (rent) & £0 per ut y at £1800 pe ordable Hou	per unit (interme per unit pussing ermediate)) (s)) (pH) dph. a. b. init (intermediate) r unit unit (intermediate)	O	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. 6 nit (intermedia r unit	te) Subsid	dwellir 1.46 Hectare : Gross Absorpti Plannin ly at £0 per unit (Sustalnabili 30% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate) unit using
70: 30 (Social I TEST 17 SHEET 1	Rent to Intermediate)	70	1: 30 (Social Re 17 SHEET 1	ent to Inter	mediate)	70	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	70	: 30 (Social I	Rent to Inte	rmediate)	70	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD	IESI		INDUSTRIAL1		IESI	17 SHEET 1	INDUSTRIAL2		IESI	17 SHEET 1	PDL		IESI	REDU	CTION TO AFFOR	DABLE
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 1229	MIDDLE 63%	UP 49%
2011	A) A)	2011	**	* >	*)	2011	**	4)	4)	2011	**	1 +	A >	2011	156%	68%	52%
2012	(v A)	2012	* *	4)	A)	2012	**	A)	A)	2012 2013	••	**	A)	2012	228%	77% 80%	56% 56%
2013	** 4)	2013	**	* *	4)	2013		**	4)	2013	**	**	4)	2013	719%	99%	62%
2015	V V A }	2015 2016	**	••	4)	2015	**	••	A):	2015 2016	••	••	(*	2015	-817%	134% 124%	69%
2016	**	2017	~ ~		4)	2016	* *		4)	2016	**		A }	2016	603%	124%	61%
2018	V V A)	2018 2019	••	~ v	4)	2018	••	**	A)	2018 2019	••	••	A)	2018	292%	94%	57% 54%
2020	A > A >	2020	**	* >	A >	2020	**	A)	A >	2020	**	**	A >	2020	136%	76%	50%
2021	A) A)	2021		A)	4)	2021	• •	A)	4)	2021 2022	**	4 *	A)	2021	108%	70% 64%	48% 45%
2023	A) A)	2023	A >	* >	. >	2023	A >	A >	* >	2023	**	A >	A >	2023	81%	61%	44%
2024	11 11	2024	A >	**	**	2024	A >	**	**	2024 2025	1.4	**	**	2024	77% 74%	60% 59%	43% 43%
2026	**	2026	* >	**	**	2026	* >	alue Area: 1	**	2026	4.4	**	**	2026	73%	61%	43%
0 dv 0 site Gro Ab Planni St Suste	ue Area: 0 vellings (0) se (0) dph, ss profit: 0 sorption: 0 ng gain at 0% tistidy at 0 inability at 0 dable Housing		dwe O site Gross Abso Planning Sub		sing	Sut	Abbook of Abbook	bability at £1800 baffordable Hisocial Rent to Init ue Area: 0 veillings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. 50% per unit (interme per unit susing ermediate)	diate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. ress profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rinability at 0 rdable Hou	sing		dw O sit Gre Ab Planni Si Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inability at 0 rdable Hous	sing
TEST 18 SHEET 1	0	TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	GREENFIELD			INDUSTRIAL1	ı			INDUSTRIAL2		31		PDL			REDU	CTION TO AFFOR	
DOWN	MIDDLE UP	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 _		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-	-	-	0	-			0	-	-	-	0	0%	0%	0%
0		0	-		-	0	-			0	-		-	0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0		0				o				0				0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-			0	-	-		0				0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0			-	0	-			0	-			0	0%	0%	0%
0		0				o				0				0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
-		lo.	- 1			0	-	- Value Area:	0	P.	-	-		10	J76	J76	J76
							F	O dwellings (0) O site @(0) dpl Gross profit: 0 Absorption: 0 fanning gain at Subsidy at 0 Sustainability at	n. 1 D%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	· <u></u>	0 0% 0% 0% 0 0% 0% 0%
		0	·	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
		0	0	0 0% 0% 0%
		0 site @(0) dph. Gross.profit: 0 Absorption: 0 Planning again at 0%, Subsidy at 0 Subsidy at 0 Subsidability at 0 07% Affordable Housing		
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
TEST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
			o	0 0% 0% 0%
	0	0		0 0% 0%
		0		0 0% 0% 0% 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
			0 <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	Value Area: 0 0 dwellings (0) 0 site @(0) ghn. Gross profit: 0 Absorption: 0 Absorption: 0 Sudady at 0 Sudady at 0	<u> </u>	0 0% 0% 0%

Figure 26 - Sensitivity Testing

rigu	ne 26 - 3	SCHSH	IIVII	y iest	irig													
50 dw	llue Area: Two vellings (50 Flat re site @(120 DP		0.		Area: Two ngs (50 Fla ite @(120 D	ats)	0.		e Area: Two ings (50 Fla site @(120 D	ets)	0.		e Area: Two ings (50 Fl site @(120 E	ats)	0		Area: Two ngs (50 Fla ite @(120 Dl	ts)
Absor Plan	ross profit: (20%) orption: 50 units p.a. nning gain at 100%			Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%			Absorpti Plannin	profit: (20%) ion: 50 units p. ig gain at 100%			Absorpti Plannin	profit: (20%) ion: 50 units p ig gain at 1009	.a. 6		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Sustaina	unit (rent) & £0 per unit ability at £1800 per u Affordable Hous	unit	Subsit		rent) & £0 per ur y at £1800 per rdable Hou	unit	e) Subsi		(rent) & £0 per u ty at £1800 per ordable Hou	unit	Subsid		(rent) & £0 per u ty at £1800 pe ordable Hou	r unit	e) Subsid		ent) & £0 per uni y at £1800 per rdable Hou:	unit
70: 30 (Soci	ial Rent to Intern	nediate)		:30 (Social F				0:30 (Social 1 SHEET 1): 30 (Social I				0:30 (Social F		
DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	TION TO AFFORI	UP
2010	A A	**	2010 2011	* *	**	**	2010	**	**	**	2010 2011	**	**	**	2010 2011	96% 133%	44% 49%	34% 36%
2012	A)	* >	2012 2013	**	A)	A)	2012	* *	A)	A >	2012 2013	* *	(+	A)	2012 2013	235% 273%	56% 59%	39% 39%
2014	**	A)	2014 2015	**	A) V V	A)	2014	* *	(v	A }	2014 2015	* *	**	A }	2014	-2045% -215%	75% 108%	44% 50%
2016	**	A)	2016 2017	**	* * *	4)	2016 2017	**	**	A)	2016 2017	* *	**	A)	2016 2017	-364% -76155%	98% 83%	47% 43%
2018	(v	A)	2018 2019	**	A)	4)	2018 2019	**	A)	A)	2018 2019	* *	* * *	A)	2018 2019	351% 170%	70% 62%	40% 37%
2020	A)	*)	2020 2021	4.4	A)	A)	2020	* *	A)	* >	2020 2021	••	A)	4)	2020	110% 82%	55% 50%	35% 33%
2022	**	**	2022 2023	A)	**	**	2022	A)	**	**	2022 2023	4.4	**	**	2022	68% 59%	46% 43%	31% 30%
2024	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025		**	**	2024 2025	56% 53%	42% 41%	29% 29%
2026		**	2026	.)	**	**	2026	V	AA alue Area: T	**	2026	.)	**	**	2026	52%	43%	29%
50 dw	liue Area: Iwo vellings (50 Flat re site @(120 DP	is)	0.		Area: Two	ats)		Abs Pla osidy at E0 per u Sustair 20% 70:30 (S Value	Affordable Ho ocial Rent to Inte Area: TWO Ings (50 Hi	s p.a. 00% er unit (interme per unit uusing ermediate)			e Area: Two ings (50 H	ats)	0		Area: 1Wo	ts)
Gr Absor Plan Subsidy at £0 per u Sustaina	re site @(120 DP ross profit: (20%) profiton: 30 units p.a. profiton: 30 units p.a. profitorits at 100% unit (rent) & £0 per unit ability at £1800 per u Affordable Hous	t (intermediate)		Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p.: g gain at 100%	a. nit (intermediat		Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) ion: 30 units p. ig gain at 100%	a. nit (intermediate)		Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 30 units p ig gain at 1009	.a. 6 nit (intermediat r unit		Gross Absorptio Planning y at £0 per unit (n Sustainabilit	profit: (20%) on: 30 units p.a gain at 100%	t (intermediate)
70:30 (Soci	ial Rent to Intern	nediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social 2 SHEET 1	Rent to Inte	mediate)		2076 ATT 2 SHEET 1			70	0:30 (Social F 2 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	1231	DOWN	INDUSTRIAL1 MIDDLE	UP	- 1231	DOWN	INDUSTRIAL2 MIDDLE	UP	1231	DOWN	PDL MIDDLE	UP	- 1231		MIDDLE	DABLE UP
2010	A)	4)	2010 2011	• •	A)	A)	2010	**	A)	A)	2010 2011	• •	A)	A)	2010	107%	46% 51%	34% 37%
2012	A)	A)	2012	**	A)	4)	2012	**	A)	A)	2012		(*	A)	2012	256% 465%	57%	39% 41%
2014	**	4)	2014 2015	* *	**	A)	2014	**	**	A)	2014 2015	* *	**	A)	2014	-472% -256%	84% 103%	46% 48%
2016	**	.)	2016 2017	* *	V V	A)	2016	**	••	A >	2016 2017	* *	**	A)	2016	-519% 1087%	92% 78%	45% 42%
2018	A)	.)	2018 2019		A)	A)	2018	**	A)	* >	2018 2019	• •	••	A)	2018	261% 144%	67% 59%	39% 36%
2020	A)	A)	2020	v v	A)	A)	2020	4.4	A)	A >	2020		A)	A)	2020	98% 77%	53% 48%	34% 32%
2022		**	2022	A }	**	**	2022	A)	**	**	2022	(v	**	**	2022	64% 58%	44% 43%	31% 30%
2024	**	**	2024	A)	**	**	2024	A)	**	**	2024	A)	**	**	2024	55% 53%	41% 42%	29%
2026	**	**	2026	A >	**	**	2026	A)	alue Area: 1	**	2026	4.)	**	**	2026	52%	44%	29%
50 dw 0.46 Hectar Gr Abso	ilue Area: Two vellings (50 Flat re site @(120 DP oross profit: (20%) yption: 70 units p.a.		0.	50 dwelli 46 Hectare s Gross Absorptio	Area: Two ngs (50 Fla lite @(120 D profit: (20%) on: 70 units p.: g gain at 100%	ats) PH) dph. a.		0.46 Hec Abs Plate osidy at EO per u Sustain 20% 70:30 (S Value 50 dwell .46 Hectare s Gross Absorpti	Affordable Ho ocial Rent to Intellement Two lings (50 Flastite @(120 E profit: (20%) lon: 70 units p.	DPH) dph. (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)		50 dwell 46 Hectare s Gross Absorpti	profit: (20%) ion: 70 units p.	ats) DPH) dph. .a.	0	50 dwelli .46 Hectare s Gross Absorptio	profit: (20%) on: 70 units p.a	ts) PH) dph.
Subsidy at £0 per u Sustaina 20% A	nning gain at 100% unit (rent) & £0 per unit ability at £1800 per u Affordable Hous ial Rent to Intern	unit sing	70	ly at £0 per unit (Sustainabilit	rent) & £0 per ur y at £1800 per rdable Hou	nit (intermediat unit s ing	70	idy at £0 per unit Sustainabili	ty at £1800 per ordable Hou	nit (intermediate) unit s ing	70	dy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	nit (intermediat r unit using	70	y at £0 per unit (r Sustainability 20% Affo 0:30 (Social F 3 SHEET 1	y at £1800 per rdable Hou:	t (intermediate) unit s ing mediate)
2010 DOWN		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 97%	MIDDLE 44%	UP 34%
2011	A)	4)	2011 2012		A)	4)	2011	* *	A)	A)	2011 2012	**	4.4	4)	2011	125% 244%	48% 57%	35% 39%
2013	A) (v	4)	2013 2014	- ;;	A)	4)	2013	**	A)	A)	2013 2014	* *	**	4)	2013	303% 4212%	60% 72%	40% 43%
2015 2016 2017	- ii		2015 2016 2017		**	4)	2015 2016 2017	**	- ; ;	* * *	2015 2016 2017	- ; ;	**	4)	2015 2016 2017	-187% -286% -1218%	114% 104% 87%	51% 48% 44%
2017	(v	^)	2017 2018 2019	**	A)	A)	2017	**	A)	A)	2017 2018 2019	- ; ;		A)	2017	488%	74% 64%	41% 41% 38%
2020	A)	A)	2020 2021	• •	A)	A)	2020 2021	• •	A)	A >	2020 2021	• •	A)	A)	2020 2021	123% 88%	57% 51%	36% 33%
2022		**	2022 2023	A)	**	**	2022 2023	A)	**	**	2022 2023	1 *	**	**	2022 2023	71% 61%	47% 43%	32% 30%
2024 2025 2026	**	**	2024 2025 2026	A >	**	**	2024 2025 2026	A >	**	**	2024 2025 2026	*)	**	**	2024 2025 2026	57% 54% 53%	42% 41% 43%	30% 29% 29%
2020		**	2026	Α,				50 0.46 Hec 0 Abs Pla osidy at E0 per u Sustair 20%	dwellings (50 l dwellings (50 l stare site @(120 Gross profit: (20 sorption: 70 unit anning gain at 1	WO lats) DPH) dph. %) s p.a. 10% er unit (interme per unit		Α,		**	2026	5.376	4376	2476

Subsidy at £	GO dwelling lectare site Gross pr Absorption Planning to per unit (resistalnability)	Area: Two gs (50 Flate @(120 D rofit: (20%) i: 50 units p gain at 50% int) & £0 per un at £1800 per dable Hou	ats) PH) dph. a. it (intermedia unit		dwellin 46 Hectare s Gross Absorption Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	s) PH) dph. a. iit (intermediat		dwellii 46 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ng gain at 50%	s) PH) dph. a. it (intermediate; unit		dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p. ng gain at 50%	ts) DPH) dph. .a. init (intermediate er unit		dwellin 0.46 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	i. it (intermediat unit
70:30	(Social Re	ent to Inter): 30 (Social I	Rent to Inter	mediate)	70	0:30 (Social	Rent to Inter	mediate)	70	:30 (Social				0:30 (Social F		
TEST 4 SHE		GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	OOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 84%	MIDDLE 42%	UP 33%
2011	••	**	**	2011	••	**	**	2011	• •	**	**	2011	• •	**	**	2011	110%	46%	35%
2012	**	* >	* >	2012	**	A)	A >	2012	**	A)	A >	2012 2013	**	A >	A)	2012	169% 191%	52% 55%	37% 38%
2014	• •		A >	2014	~~	A.)		2014	• •	A >	A >	2014	• •	~ ~		2014	883%	69%	42%
2015			A)	2015	**		A)	2015	**		A >	2015 2016	**		A)	2015	-359% -1037%	92% 86%	47% 44%
2017			A >	2017			A >	2017	**	.,	A >	2017	• •	7.7	A >	2017	600%	74%	41%
2018		* >	A)	2018		A)	*>	2018	••	A)	A)	2018 2019	**	4+	A)	2018	224%	65% 57%	38% 36%
2020		* >	* >	2020	**	A >		2020	**	A >	* }	2020	• •	A >	A >	2020	94%	52%	34%
2021	4 ¥	**		2021	A)	**	**	2021	A)	**	**	2021	4.4	**	**	2021	74% 62%	47% 43%	32% 30%
2023	A >	**		2023	A >	**	**	2023	A >	**	**	2023	A >	**	**	2023	55%	41%	29%
	.,	**	**	2024 2025	A)	**	**	2024		**		2024 2025	* *	**	**	2024	52% 50%	40% 40%	29% 28%
	4)	**		2026		**	**	2026	A }	alue Area: T	**	2026	4)	**	**	2026	49%	41%	28%
0.46 H	0 dwelling lectare site Gross pr Absorption	Area: Two gs (50 Fla e @(120 D rofit: (20%) i: 50 units p. gain at 200%	ats) PH) dph. a.	0.	dwellin 46 Hectare s Gross Absorption	Area: Two gs (50 Flat lite @(120 D profit: (20%) on: 50 units p.a g gain at 200%	s) PH) dph. a.		70:30 (S Valu dwellii .46 Hectare Gross Absorpt	Affordable Ho ocial Rent to Intel B Area: Two	per unit using ermediate) S) PH) dph.		dwellin 46 Hectare s Gross Absorpti	e Area: Two lgs (50 Fla site @(120 E profit: (20%) on: 50 units p g gain at 2009	ts) DPH) dph. .a.	C	dwellin 0.46 Hectare s Gross Absorptio	Area: Two gs (50 Flat: lite @(120 D) profit: (20%) pn: 50 units p.a g gain at 200%	s) PH) dph. ı.
Su 20	0 per unit (resistainability a	at £1800 per un at £1800 per dable Hou ent to Inter	nit (intermedia unit using		dy at £0 per unit (Sustainabilit	rent) & £0 per ur y at £1800 per rdable Hou	nit (intermediat unit ising		idy at £0 per unit Sustainabili	(rent) & £0 per u ty at £1800 per ordable Hou	nit (intermediate) unit s ing		dy at £0 per unit Sustainabili	(rent) & £0 per u ty at £1800 pe ordable Hou	init (intermediate r unit using		dy at £0 per unit (r Sustainabilit	ent) & £0 per un y at £1800 per rdable Hou	it (intermediat unit sing
TEST 5 SHE	EET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL	,	TEST	5 SHEET 1	CTION TO AFFOR	
2010	OOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010		*)	*)	2010 2011	**	A)	* >	2010 2011	**	4)	A)	2010 2011	**	A)	4)	2010	137% 220%	49% 55%	36% 38%
2012		A)	4)	2012	**	A)	A)	2012	**	A)	A P	2012 2013	**		A }	2012	915% 2268%	65%	42% 43%
2014	••	**	A >	2014	••	· ·	A >	2014	* *	~ ~	A P	2014	**	~ ~	A)	2014	-268%	93%	48%
015 016	**	**	*)	2015 2016	**	**	A)	2015 2016	**	**	A >	2015 2016	**	**	A)	2015 2016	-119% -158%	160% 138%	56% 52%
1017	••	••	A)	2017	••	• •	A)	2017	**	**	A)	2017 2018	••	••	A)	2017	-290% -3014%	108%	48% 44%
019	• •	(+	* >	2019	**	A)	4)	2019	**	A.)	A >	2019	**	Ü	A >	2019	354%	73%	40%
2020	**	*)	A)	2020	**	A)	A)	2020 2021	**	A)	A)	2020 2021	**	4)	A)	2020 2021	166% 108%	64% 56%	37% 35%
1022	1 *	* *	41	2022	(v	^ ^	4)	2022	* *	^ ^	* * *	2022 2023	**	^)	* * *	2022	83% 70%	51% 47%	33% 31%
1024	.)	* *	**	2024	A >	**	**	2024	* >		**	2024	(*	**	**	2024	65%	46%	31%
1025	4)	**	**	2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	4+	**	**	2025 2026	61% 60%	45% 47%	30% 30%
5 0.46 H	0 dwelling lectare site	Area: Two gs (50 Fla e @(120 D	ats) PH) dph.	0.	dwellin 46 Hectare s	• Area: Two gs (50 Flat ite @(120 D	s)		0.46 Hee Ab: Pi osidy at E0 per ti Sustai 209 70:30 (S Valui dwellii .46 Hectare	hability at £1800 Affordable Ho- locial Rent to Interest Two hgs (50 Flat site @(120 E	lats) DPH) dph. %) is p.a. 100% er unit (interme per unit using ermediate) (S)		dwellin 46 Hectare s	• Area: Tw gs (50 Fla site @(120 E	ts) DPH) dph.	C	dwellin A6 Hectare s.	• Area: Two gs(50 Flat: ite @(120 D	s)
Subsidy at £485	Gross pr Absorption Planning of 500 per unit (restainability)	rofit: (20%) i: 50 units p. gain at 100% nt) & £26000 per at £1800 per dable Hou	a. unit (intermed		Gross Absorption Planning at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	a. unit (intermedia	te) Subsidy	Gross Absorpt Plannir at £48500 per unit Sustainabili	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	a. unit (intermediate) Subsidy	Gross Absorpti Plannin at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pc ty at £1800 pe ordable Hou	.a. % er unit (intermediat		Gross Absorption Planning by at £48500 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	unit (intermedia
70:30 TEST 6 SHE	(Social Re	ent to Inter	mediate)): 30 (Social I 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inte	mediate)		20% ATT 0:30 (Social 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	mediate)
		GREENFIELD	r	IEST		INDUSTRIAL1	,	IEST		INDUSTRIAL2	,	IESÍ		PDL		IEST	REDUC	CTION TO AFFOR	DABLE
010	OOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 29%	UP 24%
2011			.,	2011	**	**	**	2011	**	A A	**	2011 2012	**	A A	**	2011	71% 125%	32% 36%	26% 28%
013		A)	A)	2013	**	A)	A)	2013		A)	A)	2013	**	4)	A)	2013	146%	38%	28%
2015	• •	~ ~	* >	2015		* >	4)	2015	- ; ;		* >	2015			.,	2015	-122%	70%	36%
016 017		(v	*)	2016 2017	**	A)	4.)	2016 2017	**	A)	4)	2016 2017	**	**	A)	2016 2017	-212% -45539%	65% 56%	34% 32%
2018		A):	A)	2018	**	A)	A)	2018	• • •	A)	A)	2018	**	(v	A)	2018	214%	49% 43%	30%
020		* >	* >	2020	* >	A)	* >	2020	4.*	A >	A >	2020	• •	A >	A)	2020	72%	39%	27%
2021	A)	**		2021	A)	**	**	2021	A }	**	**	2021 2022	(v	**	**	2021	56% 47%	36% 34%	26% 25%
	->	**	**	2023		**	**	2023	A >	**	**	2023 2024	->	**	**	2023	42% 40%	32% 31%	24% 24%
025	4)	**		2024 2025 2026	A)	**		2024 2025 2026	A)		**	2024 2025 2026	*)		**	2024 2025 2026	40% 38% 38%	31% 31% 32%	24% 24% 24%
2026	**		**	2020		**			50 0.46 Her 4 Ab: Pl at £48500 per u Sustai 209	alue Area: T dwellings (50 l stare site @(120 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & E26 hability at E1800 6 Affordable Ho	lats) DPH) dph. %) s p.a. 00% 000 per unit (inler unit) using		ate)		**	2020	20.70	UL 10	2470

	50 dwelli 46 Hectare s Gross Absorptio Planning at £25000 per unit (profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ats) PPH) dph. a. 6 r unit (intermediate		dwelling 46 Hectare s Gross Absorption Planning at E25000 per unit (profit: (20%) on: 50 units p.; gain at 100% rent) & £22000 per	s) PH) dph. a. unit (intermedia)		dwellir 46 Hectare : Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 p	ts) DPH) dph. a. 6 r unit (intermediate		dwellir 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	ts) DPH) dph. .a. % er unit (intermedia		dwellin 1.46 Hectare s Gross Absorptio Planning y at £25000 per unit i	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per	s) PH) dph. a. unit (intermediate)
70	Sustainabilit 20% Affo 30 (Social F	y at £1800 per rdable Hou	ısing	70	Sustainability 20% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing	70	Sustainabili 20% Affo 0:30 (Social	ty at £1800 pe ordable Ho	using	70	Sustainabili 20% Affo 30 (Social	y at £1800 pe ordable Ho	using	7	Sustainabilit 20% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing
	7 SHEET 1	GREENFIELD	mediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	i mediate)		7 SHEET 1	PDL	mediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 36%	UP
2011	**	**	**	2011	**	**	**	2011		**	**	2011		**	**	2011	96%	39%	28% 30%
2012 2013	**	* >	A)	2012 2013	**	A)	A)	2012	••	A)	A >	2012 2013	**	A)	A)	2012	171% 200%	45% 47%	32% 33%
2014 2015	**	* >	4)	2014 2015	**	* >	A >	2014	•••		A)	2014 2015	**	**	A)	2014	-1512% -161%	60%	37% 42%
2016	**	**	. >	2016	• •	* * *		2016	**	- ;;	A Þ	2016	**	**	A >	2016	-276%	78%	40%
2017 2018	**	(v	*)	2017 2018	**	A)	A >	2017	* *	A)	A)	2017 2018	**	(+	A)	2017	-58482% 272%	67% 58%	37% 34%
2019 2020	**	A }	A)	2019 2020	* *	A)	4)	2019	• •	A)	A)	2019 2020	* *	A)	4)	2019	133% 87%	51% 46%	32% 30%
2021	(v	**	**	2021	A)	**	**	2021	A)	**	**	2021		**	**	2021	67% 56%	42% 39%	29% 28%
2023	4)	**	**	2023	4)	**	**	2023	A >	**	**	2023	4.)	**	**	2023	49%	37%	27%
2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	46% 45%	36% 35%	26% 26%
2026	* >	**	**	2026	* >	**	**	2026	* >	alue Area:	**	2026		**	**	2026	44%	37%	26%
	50 dwelli 46 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per	ats) PPH) dph. a. 6 r unit (intermediate r unit		dwellin 46 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainability	profit: (20%) on: 50 units p.; g gain at 100% rent) & £24000 per y at £1800 per	s) PH) dph. a. unit (intermediat	0.	Pi. at £25000 per u Sustaii 20% 70:30 (S Value dwellin .46 Hectare: Gross Absorpt: Plannir y at £36000 per unit Sustainabili	hability at £180 to Affordable Hocial Rent to Inc. e Area: Two ngs (50 Fla. site @(120 I. profit: (20%) lon: 50 units p. ig gain at 100% (rent) & £24000 p. ty at £1800 p.	00% 000 per unit (ini) per unit (ini) per unit susing (termediate) 0 ts))PH) dph. a. 6 r unit (intermediate r u	0.	Value dwellin 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pc ty at £1800 pc	ts) DPH) dph. .a. .6 er unit (intermedia er unit		dwellin 9.46 Hectare s Gross Absorptio Planning y at £36000 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per	S) PH) dph. a. unit (intermediate) unit
	:30 (Social F	rdable Hou Rent to Inter			:30 (Social F	rdable Hou Rent to Inter	rmediate)		0:30 (Social	Rent to Inte	using rmediate)		:30 (Social I	Rent to Inte			0:30 (Social F	rdable Hou Rent to Inter	
TEST 8	B SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 32%	UP 26%
2011 2012	**	**	**	2011 2012	**		4.1	2011	**	**	**	2011	**	4.)	**	2011	84% 149%	36% 41%	28% 30%
2013	**	* >	. >	2013	**	. >	A >	2013	**	. >	A >	2013	**	A)	.,	2013	175%	43%	30%
2014 2015		* *	A)	2014 2015	* *	A)	4)	2014 2015	**	* *	A)	2014 2015		~ ~	A)	2014	-1329% -143%	55% 78%	34% 39%
2016 2017	**	(*	A)	2016 2017	**	A)	4)	2016	• •	4 *	A }	2016 2017	* *	**	A)	2016	-246% -52396%	72% 62%	37% 35%
2018 2019	· ·	A P	A)	2018 2019	* *	A)	A)	2018	**	4)	A)	2018 2019	• •	(v	A)	2018	245%	54% 47%	33% 31%
2020	**	* >	. >	2020	4.4	A >		2020	* *	. >	A >	2020	**	A >	A >	2020	80%	43%	29%
2021 2022	A >	**	**	2021 2022	*>	**	**	2021 2022	* >	**	**	2021 2022	* *	**	**	2021 2022	62% 52%	39% 36%	27% 26%
2023 2024	4)	**	**	2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	* >	**	**	2023 2024	46% 43%	34% 34%	26% 25%
2025 2026	A)	**	**	2025 2026		**	**	2025 2026	A)	**	**	2025 2026	4)	**	**	2025 2026	42% 41%	33% 34%	25% 25%
	0 dw 0 site	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0			dw 0 site	te Area: 0 ellings (0) e @(0) dph. sss profit: 0		Subsidy	0.46 Hec (Abs Pl: at E36000 per u Sustain 20% 70:30 (S Val dv 0 sit	dwellings (50 stare site @(125 sross profit: (26 srors profit: (26 srors profit: 50 unianning gain at 1 nit (rent) & E24 nability at E180 5 Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. oss profit: 0	DPH) dph. %) s p.a. 00% 000 per unit (int) per unit	termedia	Vali dw 0 sit	ue Area: 0 rellings (0) re @(0) dph.			dw 0 site	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0	
	Abs	sorption: 0			Abs	sorption: 0			Alt	sorption: 0			Ab	sorption: 0			Abs	sorption: 0	
	Su	ng gain at 0% ibsidy at 0			Su	ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0			St	ng gain at 0% ibsidy at 0			Su	ng gain at 0% ibsidy at 0	
	0% Affor	inability at 0 rdable Hou 0	sing			inability at 0 dable Hous	sing		0% Affo	ainability at 0 rdable Hou 0	sing		0% Affo	inability at 0 rdable Hou 0	ising			inability at 0 rdable Hous	sing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0		- :	-	0 0	- :	-	-	0	- :	- :	-	0	- :	-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	=	0	-		-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
0				0				o				0		- 1		ó	0%	0%	0%
0				0	-		-	0				0	-		-	0	0%	0%	0%
0	-		-	0		-	=	0	-		-	0		-		0	0%	0%	0%
0	-	-	-	0		-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	- ,	- Value Area		0	-	-	-	0	0%	0%	0%
										O dwellings (0 0 site @(0) dp Gross profit: I Absorption: 0 flanning gain at Subsidy at O Sustainability a Affordable Ho	n.) 0%								

Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
TEST 10 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	NOUSTRIAL1 DOWN MIDOLE UP	TEST 10 SHEET 1 DOWN MIDDLE UP O	TEST 10 SHEET 1 DOWN MIDOLE UP DOWN	TEST 10 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0% 0 0% 0% 0% 0%
Value Area: Two 50 dwellings (.50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. Locality as (10 miles) Suctainability at 1009. Suctainability at 500 per unit 20% Affordable Housing	Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. Subsidy at Experiment (own to per unit offermediate) Subsidy at Experiment (own to per unit offermediate) Subsidy at Experiment (own to per unit offermediate) 20% Affordable Housing	Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 50 per unit (rent)* 60 per unit 20% Affordable Housing Sustainability at £600 per unit 20% Affordable Housing	Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profits (20%) Absorption: 50 units pa. Absorption: 50 units pa. Subsidy at 10 press (100 per unit 20% Affordable Housing 20% Affordable Housing	Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Description: 50 units p.a. Subsidy at 10 per cont (intermediate) Subsidy at 10 per cont (intermediate) Subsidiability at 600 per unit 20% Affordable Housing
2010 DOWN MINDLE UP 1012 1012 1012 1012 1013 2014 1012 2015 2016 1018 1019 10	70:30 (Social Rent to Intermediate) FEST 11 SHEET 1 DOWN MINDEE UP 10:2	NNUSTRIAL2 DOWN MINDOLE UP 2010 1	2016	70:30 (Social Rent to Intermediate) TEST 11 SHEET 11 TEST 11 SHEET 12 TEST 11 SHEET 12 TEST 11 SHEET 12 TEST 11 SHEET 12 TOWN MIDDLE UP 1011 117% 47% 35% 33% 1011 117% 47% 35% 1011 117% 47% 35% 1011 117% 47% 35% 1011 117% 47% 35% 1011 117% 47% 35% 1011 117% 47% 1011 117% 1011
2024	Value Area: Two	2024	2024 A P A A A A A A A A A A A A A A A A A	00000 54% 41% 22% 29% 00000 51% 42% 22% 29% 00000 51% 42% 22% 29% 00000 51% 42% 22% 29% 00000 51% 42% 22% 29% 00000 51% 42% 29% 00000 51% 42% 29% 00000 51% 42% 29% 00000 51% 42% 29% 00000 51% 42% 29% 00000 51% 42% 29% 00000 51% 42% 00000 51% 42% 00000 51% 000000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 000000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 0000000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 00000 51% 000000 51% 00000 51% 000000 51% 00000 51% 0000000 51% 000000 51% 0000000 51% 000000 51
50 dwellings (50 Flats) 0.46 Hoctare site @(120 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sustainability at £0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per runit (rend) & 10 per unit (rend) & 10 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) FEST 12 SHEET 1 DOWN MIDDLE UP	dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subtainability at 60 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 NDUSTRIAL2 DOWN MIDDLE UP	dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per runit (rent) a 10 per unit (rent) a 10 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 DOWN MODUL UP	dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. 0.45 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 10 per unit (intermediate) Sustainability at £0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET REDUCTION TO AFFORDABLE DOWN MIDDLE UP
2011	0910	2011	2013	2010 B&K 42% 33% 33% 32% 33% 32% 32% 32% 32% 32% 3
2022	1021	2022	2021	2021 78% 47% 32% 2022 83% 44% 30% 2022 85% 44% 20% 2023 56% 41% 20% 2026 56% 41% 22% 2026 51% 40% 22% 2026 51% 40% 22% 2026 50% 41% 22%
		Subsidy at E0 per unit (rent) & E0 per unit (intermed Sustainability at E0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	sate)	

Subsit	50 dwelli 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	ats) DPH) dph. a. a. function of the control of	te) Subsid	dwellin 46 Hectare s Gross Absorptic Plannin dy at £0 per unit i Sustainabilit 20% Affo	e Area: Two gs (50 Flats lite @(120 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per uni y at £1800 per urdable Hous Rent to Interr	it (intermediate unit sing) Subsi	dwellin 46 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe	e Area: Two ngs (50 Fla site @(120 E s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) DPH) dph. a. 6 nit (intermediate r unit	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ts) DPH) dph. .a. 6 nit (intermediate r unit) Subsid	dwellin .46 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	s) PH) dph. i. it (intermediate) unit sing
ILSI	DOWN	GREENFIELD MIDDLE	UP	1231	DOWN	INDUSTRIAL1 MIDDLE	UP	ILSI	DOWN	INDUSTRIAL2 MIDDLE	UP	1231	DOWN	PDL MIDDLE	UP	1231	REDUC	MIDDLE	DABLE
2010 2011	DOWN	**	UP	2010	DOWN	MIDDLE	**	2010 2011	DOWN	**	**	2010 2011	DOWN	**	UP	2010 2011	83%	38% 42%	29% 31%
2012	**	A A	*)	2012	**	* >	**	2012		A)	A P	2012		* *	*)	2012	115% 204%	49%	33%
2013 2014	**	4.¥	A)	2013	**	4)	* >	2013 2014	••	A >	* >	2013 2014	**	* *	A)	2013 2014	-1775%	51% 65%	34% 37%
2015 2016	**	* *	A)	2015	**	* *	A)	2015 2016	**		A }	2015 2016	**	**	A)	2015 2016	-187% -315%	92% 84%	42% 40%
2017 2018	**	(v	A)	2017 2018	••	A >	A)	2017 2018	**	A)	A >	2017 2018	* *	4.4	A)	2017 2018	-65728%	71%	37% 34%
2019		A >		2019	**	* >	* >	2019		A >	A F	2019	**	A >	A.):	2019	145%	53%	32%
2020 2021	4 *	* *	* *	2020	A >	**	4.4	2020	A >	**	* *	2020 2021	**	* *	* *	2020	94% 71%	47% 42%	29% 28%
2022 2023	A)	**	**	2022	*)	**	**	2022	A)	**	**	2022 2023	(v	**	**	2022	58% 51%	39% 37%	26% 25%
2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	48%	36%	25%
2025 2026	A >	**	**	2025 2026	A P	**	**	2025 2026	* >	alue Area: 1	**	2025 2026	*>	**	**	2025 2026	46% 45%	35% 37%	25% 25%
0.	50 dwelli 46 Hectare s Gross	profit: (20%)	ats) DPH) dph.	0.	dwellin 46 Hectare s Gross	e Area: Two gs (50 Flats ite @(120 DF profit: (20%)	s) PH) dph.		0.46 Hes Ab: Sustai 209 50:50 (S Valu dwellii 46 Hectare Gross	dwellings (50 ctare site @(120 ctare site @(120 csorption: 50 unit anning gain at 1 unit (rent) & E0 j. anability at £1800 6 Affordable Hisocial Rent to Inte & Area: Two engs (50 Fla site @(120 E s profit: (20%)	DPH) dph. %) s p.a. 00% oper unit (intermote per unit fousing termediate) D)		dwellin 46 Hectare s Gross	profit: (20%)	ts) DPH) dph.	0	dwellin .46 Hectare s Gross	profit: (20%)	s) PH) dph.
0:	Planning dy at £0 per unit (Sustainabilit	y at £1800 pe rdable Hou Rent to Inte	6 nit (intermedial r unit using	0:	Planning dy at £0 per unit i Sustainabilit 20% Affo	on: 50 units p.a g gain at 100% (rent) & £0 per uni y at £1800 per rdable Hous Rent to Intern	it (intermediate unit sing	0:	Plannir dy at £0 per unit Sustainabili 20% Affe	ion: 50 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inte	6 nit (intermediate r unit using	0:	Plannin dy at £0 per unit Sustainabili	y at £1800 pe rdable Hou Rent to Inte	6 nit (intermediate r unit using	0:	Planning y at £0 per unit (r Sustainabilit 20% Affo : 100 (Social F 14 SHEET 1	y at £1800 per ordable Hou Rent to Inter	it (intermediate) unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	• •	**	**	2010	(v	**	**	2010 2011	• •	**	**	2010 2011	**	**	**	2010 2011	53% 71%	23% 25%	17% 18%
2012 2013	**	**	**	2012	**	**	**	2012	• •	**	**	2012	**	* *	**	2012	126% 147%	29% 30%	19% 19%
2014 2015	••	A)	A)	2014	••	A)	A)	2014	**	A)	A)	2014 2015	**	A)	A)	2014	-1095% -115%	39% 54%	21% 24%
2016	, , , , , , , , , , , , , , , , , , ,	A.):	. >	2016	**	* >	* >	2016	**		A >	2016	**	* *	* >	2016	-191%	49%	22%
2017 2018	**	* >	A >	2017	**	A >	A)	2017 2018	~ ~	A)	* >	2017 2018	**	(v	A)	2017 2018	-39406% 177%	41% 35%	20% 19%
2019 2020		* *	* *	2019	× v	* *		2019	* * *	**	* *	2019 2020	* *	* *	**	2019	83% 54%	30% 27%	17% 16%
2021 2022	A)	**	**	2021	A)	**	**	2021 2022	A)	**	**	2021 2022	A)	**	**	2021 2022	41% 33%	24% 22%	15% 14%
2023	A >	**	**	2023	A >		**	2023	* >	**	**	2023	A >	**	**	2023	29%	21%	14%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025 2026	**	**	**	2024 2025	27% 26%	20%	14% 14%
2026	0 dw	ie Area: 0 vellings (0) e @(0) dph.	**	2026	dw	ue Area: 0 elllings (0) e @(0) dph.	**	2026 Sut	50 0.46 Her Ab: Pl sidy at £0 per u Sustai 20% 0:100 (S Val	adue Area: 1 dwellings (50 ctare site @(120 Gross profit: (20 Gros	Flats) DPH) dph. %) s p.a. 00% per unit (intermoter unit) pusing		dv	ie Area: 0 ellings (0) e @(0) dph.	**	2026	dw	21% Le Area: 0 ellings (0) e @(0) dph.	14%
TEST	Gro Abs Plannii Su Susta	se (b) dpn. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hou	sing	TEST	Gro Ab Planni Su Susta	ses profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous	ing	TEST	Gr Al Plann S Sust	oss profit: 0 ossorption: 0 ling gain at 0% ubsidy at 0 alnability at 0 ordable Hou	sing	TEST	Gro Ab Planni Su Susta	ses profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ilnability at 0 rdable Hou	sing	TEST	Gro Ab: Plannii Su Susta	ses profit: 0 sorption: 0 ng gain at 0% disidy at 0 inability at 0 rdable Hous	ilng
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
0 0 0 0	-	- - - -	-	0 0 0 0 0	-	- - - -	-	0 0 0 0 0	- - - - -	-	-	0 0 0 0	- - - -	- - - -	-	0 0 0 0	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%
0	-	-		0	-			0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-		0	-	-		0	0%	0%	0%
0				ő				0				0	-			0	0%	0%	0%
0	-			0				0				0				0	0%	0%	0%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: Absorption: 0 Planning gain at Subsidy at 0 Sustainability at 4 Affordable Ho) n.) 0%								

50 dwo 0.46 Hectard Gro Absor Plant Subsidy at £0 per ur Sustainat 20% Af	ue Area: Two Billings (50 Flats) 9 site @(120 DPH) dph. sss proffi: (25%) ption: 50 units p.a. ining gain at 100% it (rent) & 60 per unit (intermediate illity at £1800 per unit fordable Housing	s) Subs	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 20% Affo	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. bit (intermediate unit unit	e) Subsi	dwellin 46 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affe	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. a. iii iiii iiiiiiiiiiiiiiiiiiiiiii	Subsi	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. a. 6 nit (intermediat r unit using	e) Subsid	dwellin .46 Hectare s Gross Absorpti Plannin by at £0 per unit (i Sustainabilit 20% Affo	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
70:30 (Social TEST 16 SHEET 1	I Rent to Intermediate)	TEST	0:30 (Social F 16 SHEET 1	Rent to Inter	mediate)		0: 30 (Social 16 SHEET 1	Rent to Inte	rmediate)	TEST): 30 (Social I 16 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 16 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD MIDDLE UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFOR	DABLE
2010	A) A)	2010	DOWN	A >	A >	2010	DOWN	* >	A >	2010	DOWN	*	* >	2010	159%	50%	36%
2011	(v A)	2011	••	4)	A)	2011	**	A)	A)	2011	••		A >	2011	301% -4945%	57%	39% 43%
2013	(v A)	2013	**	A >		2013	• •	4.4	A >	2013	• •	• • •	A.)-	2013	-1078%	72%	43%
2014	V V A)	2014	**	~ ~	A >	2014	**	**	A)	2014 2015	* *	* *		2014	-180% -99%	103%	49% 57%
2016	**	2016	~ ~		A)	2016		**	A)	2016	**	**	4.4	2016	-99%	188% 159%	53%
2017	V V A >	2017	**	* *	A >	2017	* *	* *	A >	2017	* *	~ ~	A >	2017	-203%	120%	48%
2018	** A)	2018	**	~ v	A >	2018	**	1.4	A)	2018 2019	**		A)	2018	-609% 575%	93%	44% 40%
2020	A) A)	2020	• •	* >		2020	* *	4.)	4.)	2020	• •	~ ~	A >	2020	198%	66%	37%
2021	A) A)	2021	**	A)	* >	2021	* *	A)	A)	2021 2022	**	4.9	A)	2021	119%	58% 52%	35% 33%
2023	A) A)	2023	A >	A >	A >	2023	A >	A >	A >	2023	* *	A >	A >	2023	73%	48%	31%
2024	A) A)	2024	A)	4)	A)	2024	A >	A)	4)	2024 2025	**	A >	A }	2024	67%	47% 46%	31% 30%
2026	4) 4)	2026	4)	4)	4)	2025	4)	4)	4)	2026	1.	4)	4)	2026	62%	48%	30%
	ue Area: Two			Area: Two		Sul	0.46 Her Ab: Pl osidy at E0 per u Sustai 209 70:30 (S	dwellings (50 stare site @(120 Gross profit: (25 corption: 50 unit anning gain at 1 unit (rent) & E0 nability at £180i 5 Affordable H- cocial Rent to In E Area: Two	DPH) dph. %) s p.a. DO% per unit (interme per unit busing ermediate)	ediate)		Area: Two			Value	a Area: Two	
0.46 Hectard Gro Absor Plant Subsidy at £0 per ur Sustainat 20% At	ellings (50 Flats) e site @(120 DPH) dph. essprofit: (17%) ption: 50 units p.a. ning gain at 100% it (rent) & £0 per unit (intermediate illity at £1800 per unit fordable Housing) Subs	.46 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainability 20% Affo	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	PH) dph. a. bit (intermediate unit	e) Subs	.46 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affe	i profit: (17%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	DPH) dph. a. bit (intermediate) r unit using	Subsi	46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	DPH) dph. a. 6 nit (intermediat r unit using	e) Subsid	Gross Absorpti Plannin by at £0 per unit (i Sustainabilli 20% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate) unit sing
70:30 (Social TEST 17 SHEET 1	I Rent to Intermediate)	TEST	0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)): 30 (Social I 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD			INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 80%	MIDDLE 42%	UP 33%
2011	AA AA	2011	**	**	**	2011	**	**	**	2011	**		**	2011	102%	45%	35%
2012	A) A)	2012	**	A)	A >	2012	**	A)	4)	2012 2013	••	*>	A)	2012	151%	52% 54%	37% 38%
2014	A) A)	2014	**	A >	* >	2014	**	A)	A >	2014	**	**	* >	2014	480%	66%	41%
2015	V V A)	2015	••	••	A >	2015	••	**	A)	2015 2016	••	••	A >	2015	-546%	88%	46% 44%
2017	(v A)	2017	**	A)	4)	2017		A)	A)	2017	**		4.)	2017	402%	72%	41%
2018	A) A)	2018	••	A)		2018	* *	A)	A)	2018 2019	* *	4.4	A)	2018	193%	63% 56%	38% 36%
2020	A) A)	2020		4)	4)	2019		4)	4)	2020	• • •	4)	4)	2019	89%	51%	34%
2021	**	2021	A)	**	**	2021	A)	**	**	2021		**	**	2021	71%	46% 43%	32%
2022	11 11	2022	4)	**	**	2022	* >	**	**	2022	4.7		**	2022	54%	43%	30% 29%
2024	**	2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024	51%	40%	29%
2025	11 11	2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	A >	**	**	2025	49% 49%	39% 41%	29% 28%
O O s Plai	alue Area: 0 dwellings (0) itle @ (0) dph. Fores profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 log gain at 0% bsidy at 0 inability at 0		Sul	Abbook of Abbook	nability at £1800 5 Affordable Hocial Rent to In we Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0	%) s p.a. 50% oer unit (interme per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 Pellings (0) Pelling			dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	
0% Aft	ordable Housing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affo	rdable Hous	ing
TEST 18 SHEET 1		TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
DOWN	GREENFIELD MIDDLE UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	REDU DOWN	CTION TO AFFOR	DABLE
0		0	-	-	- -	0	-	-	- -	0	-	-	- -	0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0	-	-		0				ő	-			ō	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	_		-	0	0%	0%	0% 0%
0 -		0	-	-	-	0				0	-		-	0	0%	0%	0%
0		0				0				0				0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-			0		-		0				0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0		-		0	-			0	-			0	0%	0%	0%
0		o				o				0				0	0%	0%	0%
0 -		0		-	-	0		-	-	0		-	-	0	0% 0%	0%	0%
_		o e	-	-	-	- <mark>1</mark> 0	F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. D%	2	-	-	-	_ <mark>_</mark> _	UK.	JÆ	V/8

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 19 SHEET 1 GREENFIELD	0 TEST 19 SHEET 1 INDUSTRIAL1	0 TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	0 TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0% 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	Value Area: 0		0 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 20 SHEET 1	TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
				0 0% 0% 0%
0	0			0 0% 0% 0%
0	0		0	0 0% 0% 0%
	0			0 0% 0% 0%
0	0	0 <u></u>	0	0 0% 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0		1 1 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7 7

Figure 27 - Sensitivity Testing

Water Annual Property Wate	Figure 27 - Serisii		y resting													
Management in part of the control of	50 dwellings (50 Flats)	0.	50 dwellings (0 Flats)	0	50 dwell	ings (50 Fla	its)	0.	50 dwelli	ings (50 FI	ats)	0.	50 dwell	lings (50 Flat	
Management Company C	Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 ur Planning gain at	nits p.a. 100%		Absorpti Plannin	on: 50 units p.i g gain at 100%			Absorpti Plannin	on: 50 units p g gain at 1009	.a. 6		Absorpt Plannin	ion: 50 units p.a ng gain at 100%	
70.00 (South famour to intermediation) 70.00 (South famou	Sustainability at £1800 per unit	Subsit	Sustainability at £18	00 per unit	ite) Subsi	Sustainabili	ty at £1800 per	unit	Subsic	Sustainabilit	y at £1800 pe	r unit	te) Subsid	Sustainabili	ity at £1800 per	unit
March Marc	70:30 (Social Rent to Intermediate)		:30 (Social Rent to			0:30 (Social				:30 (Social I				0:30 (Social		
The content of the	GREENFIELD	TEST	INDUST		TEST				TEST				TEST	REDU		
March Marc	2010		DOWN MIDI	DLE UP		DOWN	MIDDLE	* >		DOWN	MIDDLE .			DOWN 147%	MIDDLE 66%	51%
March Marc						• •				• •	* *			201% 354%	73% 84%	
March Marc			•••			• •	* *				**			410% -3056%	88% 114%	59% 66%
10 12 12 13 14 15 15 15 15 15 15 15	2015	2015	** *	× + +	2015	•••	**	*	2015	**	**	~ ~	2015		164%	74%
The content of the	2017	2017	** *		2017	•••	**	A >	2017	**	**		2017	-113827%	126%	
12 12 13 13 14 15 15 15 15 15 15 15	2019	2019	**	- A >	2019	•••	**	* >	2019	- ; ;		* >	2019	257%	92%	56%
The company	2021	2021			2021	••			2021	**	**		2021	168% 126%	82% 75%	49%
April Column Co						~ ~				**				102% 89%	68% 64%	
April Company Compan							4)			**	A)			83% 80%		
Comparing Column						A >	A)	* >		**	A)	.,		79%	64%	
Gross profit (2019) Absorption 2 to large part to to larg	50 dwellings (50 Flats)	0.	50 dwellings (!	O Flats)		Abs Plantsidy at £0 per u Sustain 30% 70:30 (S Value 50 dwell	orption: 50 units enning gain at 10 nit (rent) & 60 p nability at £1800 ocial Rent to Inte AF62: TWO Ings (50 F18	p.a. 10% er unit (interme per unit using ermediate)		50 dwelli	ngs (50 H	ats)	0	50 dwell	lings (50 Flat	ts)
30% Affordable Housing	Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit		Gross profit: (3 Absorption: 30 ui Planning gain at dy at £0 per unit (rent) & £0 Sustainability at £18	20%) nits p.a. 100% per unit (intermedia 20 per unit		Gross Absorpti Plannir idy at £0 per unit Sustainabili	profit: (20%) on: 30 units p.i g gain at 100% (rent) & £0 per ur ty at £1800 per	it (intermediate)		Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe	.a. 6 nit (intermediat		Gross Absorpt Plannir y at £0 per unit (Sustalnabili	s profit: (20%) ion: 30 units p.a ng gain at 100% (rent) & £0 per unit ity at £1800 per	t (intermediate) unit
## ADMINISTRATE PROJUCT PROJUCT	30% Affordable Housing		30% Affordable 30 (Social Rent to	Housing	70	30% Aff	ordable Hou	sing	70	:30 (Social I			70	30% Affo 0:30 (Social	ordable Hous	sing
DOON MECLE UP		TEST		RIAL1	TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1			TEST :	2 SHEET 1		
Section Column	DOWN MIDDLE UP	2010		DLE UP	2010	DOWN			2010	DOWN			2010			UP
273						**				**	**			238%	76%	
200	2013	2013		×	2013	••	••	* >	2013	••	••	A >	2013	699%	95%	
207	2015	2015	**	×	2015	**	**	* >	2015	**	**	4.4	2015	-383%	157%	72%
100	2017	2017			2017	• •	* *	* >	2017	**	**	* >	2017	-776% 1627%	141%	
100 100			** 4	x A)		••	**			**	**			394% 219%	101% 88%	
202						**	A)			**	* * *			151% 116%	79% 72%	
2026 1		2022	V V	* * *	2022	• •			2022	**		A >		96%	66%	46%
Value Area: Two Value Area	2024	2024	A) A		2024		A >	* >	2024	- ;;	A P	A >	2024	82%	62%	44%
Substitute 10 10 10 10 10 10 10 1			4) 4) 4)			. >	A F		- ;;	(*	* * *		78%	65%	
Absorption: 70 units p.a.	Value Area: Two 50 dwellings (50 Flats)		Value Area: 50 dwellings (!	Two 50 Flats)		0.46 Hec Abs Pli- bsidy at E0 per u Sustain 30% 70:30 Value 50 dwell	tare site @(120 Gross profit: (20% corption: 30 units anning gain at 10 nit (rent) & E0 p hability at E1800 of Affordable Ho ocial Rent to Into PAPEA: Two ings (50 Fla	DPH) dph. 6) 1: p.a. 10% er unit (interme per unit using ermediate)		50 dwelli	ings (50 FI	ats)		Value 50 dwel	e Area: Two lings (50 Flar	ts)
Total Test	Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sutstainability at £1800 per unit		Gross profit: (3 Absorption: 70 ui Planning gain at dy at £0 per unit (rent) & £0 Sustainability at £18	20%) hits p.a. 100% per unit (intermedia 00 per unit		Gross Absorpti Plannir idy at £0 per unit Sustalnabili	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per ur ty at £1800 per	it (intermediate)		Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe	.a. 6 nit (intermediat r unit		Gross Absorpt Plannir y at £0 per unit (Sustainabili	s profit: (20%) ion: 70 units p.a ng gain at 100% (rent) & £0 per unit ity at £1800 per	t (intermediate) unit
Section Sect	70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		3:30 (Social Rent to 3 SHEET 1	Intermediate)		0:30 (Social	Rent to Inter	mediate)):30 (Social I	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
2010	GREENFIELD DOWN MIDDLE UP	-	DOWN MIDI	DLE UP	_	DOWN	MIDDLE		1				_	REDU		UP
2014	2010	2011	** *)	2011	**	A P	A P	2011	- ;;	1 *	A >	2011	149% 190%	67% 71%	51% 53%
2016	2013	2013	- ; ;	* * * * * * * * * * * * * * * * * * * *	2013	**	**		2013	- ;;	ŢŢ		2013	456%	89%	60%
2017	2015	2015	i i	* * * * * * * * * * * * * * * * * * * *	2015	**		*)	2015	- ;;	ŢŢ	**	2015	-280%	109%	76%
2019	2017	2017	- ;; ;	A)	2017	- ;;		*)	2017	- ;;	- ;;	A)	2017	-1821% -1821%	134%	67%
2021	2019	2019		A 3	2019		• •	A >	2019	- ; ;		A)	2019	302% 1839/	96%	57%
2026	2021	2021	V V .	* * *	2021		A >	* >	2021			* >	2021	135%	77%	50%
2025	2023	2023			2023	- ; ;	* >	A P	2023	- ; ;		A >	2023	91% 8504		45%
Value Area: Two Sidwelling (50 Fals) 0.4 blecture sile. @(1,20 DPH) dph. Gross portic (20%) Ansorption: 70 units p. a. Planning pain at 100% Subsidy at 0 per unit (nert) & 0.00 per unit (ortermediate) Subsidy at 0 per unit (nert) & 10.00 per unit	2025	2025			2025		A)		2025	**	A)		2025	81% 80%	62%	44%
30% Affordable Housing 70:30 (Social Rent to Intermediate)					Sul	50 0.46 Hed (Abs Pli bsidy at E0 per u Sustain 30%	dwellings (50 F tare site @(120 Gross profit: (20: corption: 70 units anning gain at 10 nit (rent) & E0 p nability at E1800 of Affordable Ho	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit using	ediate)							

Subsidy at £0 Sust	Value Area: Two D dwellings (50 Flats) schare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% per unit (rent) & £0 per unit (int tainability at £1800 per unit & Affordable Housing	ntermediate) t		dwellin 46 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 50%	s) PH) dph. a. hit (intermediat		dwellir .46 Hectare : Gross Absorpti Plannii idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	S) PH) dph. a. it (intermediate; unit		dwellin 46 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50%	ts) DPH) dph. .a. nit (intermediate r unit		dwellin 0.46 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	i. it (intermediate) unit
70:30 (S TEST 4 SHEE	Social Rent to Intermed			: 30 (Social F 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)	7C): 30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 4 SHEET 1	Rent to Inter	mediate)
	GREENFIELD		ILSI .		INDUSTRIAL1		ILSI		INDUSTRIAL2		11231		PDL	,	ILSI	REDUC	CTION TO AFFOR	
2010 DO	OWN MIDDLE	UP :	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 128%	MIDDLE 63%	UP 49%
2011	*		2011 2012	• •	A)	A }	2011	• •	A)	A P	2011 2012	**	(v	A)	2011	168%	69%	52% 56%
2013	**	* >	2013	**	A >	* >	2013	**	4.4	*	2013	• •	~ ~	* >	2013	288%	82%	57%
2014			2014 2015	**		A)	2014	**	**	A)	2014 2015	**	**	A)	2014	1321% -536%	104% 141%	63% 70%
2016	**	* >	2016 2017	**	**	A)	2016 2017	• •	**	A >	2016 2017	**	**	A)	2016 2017	-1549%	130% 112%	67% 62%
2017		* >	2017	~ ~	~ ~		2017	•••	**	* >	2017		**	A >	2017	338%	97%	58%
2019	• • • •		2019 2020	* *	4 *	A)	2019	• •	(v	A Þ	2019 2020	**	**	A)	2019	204%	86%	54% 51%
2021	A >	* >	2021	~ ~	* >	* >	2021	~ ~	* >	* >	2021	• • •	4.4	A >	2021	112%	71%	48%
2022	*		2022 2023	**	A)	A)	2022	4.4	4)	A)	2022	•••	4)	A)	2022	93% 83%	65% 61%	46% 44%
	(w A)		2024	* >	A >		2024	* >	.)	A Þ	2024	**	A)	A >	2024	78%	60%	43%
	4) 4)		2025 2026	* >	**		2025	A >	**	**	2025 2026	**	**	**	2025	75% 74%	59% 61%	43% 43%
Subsidy at £0 Sust	Value Area: Two O dwellings (50 Flats) ctare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 200% re runit (int lainability at £1800 per unit lainability at £1800 per unit	ntermediate)		dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustalnability	profit: (20%) on: 50 units p. g gain at 200% rent) & £0 per u y at £1800 per	ss) PH) dph. a. hit (intermediate	0	70:30 (S Value dwellir .46 Hectare : Gross Absorpti Plannir idy at £0 per unit Sustainabili	hability at £1800 Affordable Ho cotal Rent to Int Affordable Ho cotal Rent to Int G Area: Two gs (50 Flat site @(120 D profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per un ty at £1800 per	per unit using ermediate) S) PH) dph. a. iit (intermediate) unit	0.	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u	ts) DPH) dph. .a. 6 nit (intermediate r unit		dwellin 0.46 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% ent) & £0 per un y at £1800 per	s) PH) dph. i. it (intermediate unit
70:30 (9	% Affordable Housing Social Rent to Intermed	diate)	70): 30 (Social F	rdable Hou Rent to Inter	rmediate)	70	0:30 (Social	rdable Hou Rent to Inter	sing mediate)	70):30 (Social I	rdable Hou Rent to Inte	using rmediate)	7	0:30 (Social F	rdable Hou Rent to Inter	
TEST 5 SHEE	ET 1 GREENFIELD		TEST !	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010 DO	OWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 54%
2011	• • • •	* >	2011	**	4)	*)	2011	**	1 *	4)	2011	- ;;	**	A)	2011	332%	82%	58%
2012		A >	2012 2013	**		A)	2012 2013	**	**	* >	2012 2013	**	**	A)	2012	1368% 3391%	98% 104%	64% 64%
1014			2014 2015	* *	* *	A)	2014	• •	**	A)	2014 2015	**	**	**	2014 2015	-400% -178%	142% 242%	72% 84%
2016	** **		2016 2017	* *		A)	2016	• •	**	A)	2016 2017	• •	**		2016	-236% -434%	210% 165%	78% 72%
2018	• • • • •	* >	2018	* *	· ·	A)	2018	* *	* *	A }	2018	* *	* *	A)	2018	-4505%	132%	66%
1020	• • • • • • • • • • • • • • • • • • • •	A >	2020	· ·		A)	2020	•••	**	* >	2020	• • •	**		2020	251%	95%	56%
021		A >	2021 2022	**	A)	* >	2021	• •	(v	A }	2021 2022	**	**	A)	2021	165% 126%	84% 76%	52% 49%
023	*		2023 2024	**	A)	A)	2023	**	A)	4)	2023 2024	**	4 +	A)	2023	105% 97%	71% 69%	47% 46%
025	A)		2025 2026	* *	A)	A)	2025	• •	A)	A)	2025 2026	* *	1 *	^)	2025	92% 90%	68% 71%	46% 46%
50 0.46 Her 5ubsidy at £4850 Suist	Value Area: Two D dwellings (50 Flats) sctare site et (120 DPH) Absorption, 50 units p. a. Planning gain at 100% governit (emit 3 5000 per unit tainability at £1800 per unit	(intermediate)		dwellin 46 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. runit (intermedia		0.46 Hec Abs Pi bsidy at E0 per u Sustain 30% 70:30 (S Value dwellin 46 Hectare: Gross Absorpt Sustainabili Sustainabili	hability at £1800 Affordable Ho ocial Rent to Inte Area: Two ngs (50 Flat	DPH) dph. 6) p.a. 90% er unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit unit unit unit unit unit unit unit		dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit	e Area: Two gs (50 Fla itle @(120 I profit: (20%) on: 50 units p g gain at 100% (runt) & £25000 ps y at £1800 ps yrdable Hou	ts) DPH) dph. .a. 6 ir unit (intermediat		dwellin 0.46 Hectare s Gross Absorptio Planning by at £48500 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. I. unit (intermediat unit
70:30 (9	Social Rent to Intermed	diate)): 30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inter	mediate)): 30 (Social I	Rent to Inte	rmediate)		'0:30 (Social F	Rent to Inter	mediate)
TEST 6 SHEE	GREENFIELD		rEST (6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL	T	TEST	6 SHEET 1	CTION TO AFFOR	DABLE
010	OWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 80%	MIDDLE 44%	UP 36%
011	*	A >	2011 2012	**	A)	*)	2011	**	A)	*)	2011 2012	**	*)	A)	2011	107% 189%	48% 55%	38% 41%
013 014	*		2013 2014	* *	A)	A)	2013 2014	• •	A) (v	A P	2013 2014	**	(v	A)	2013 2014	221% -1685%	57% 73%	42% 47%
015 016	** **		2015 2016	* *	**	A)	2015	• •	* *	A)	2015 2016	* *	* *	A)	2015	-182% -317%	106% 98%	54% 52%
017	** **	A >	2017 2018	**	(v	A)	2017	**	**	A)	2017	**	**	A)	2017	-68306%	84%	48%
019	× × × ×	A >	2019		A)		2019	• • •	A)	* >	2019	•••	4.4	A)	2019	161%	65%	43%
020	* * * * * * * * * * * * * * * * * * *	* >	2020 2021	(*	A }	A)	2020		4)	4 >	2020 2021	**	4)	A)	2020	108% 83%	59% 54%	41% 39%
	.,	**	2022 2023	A >	**	**	2022 2023	A >	**	**	2022 2023	(*	**	**	2022	70% 63%	50% 48%	37% 36%
024	.)	**	2024 2025	A)	**	**	2024	A)	**	**	2024 2025	A)	**	**	2024	60% 57%	47% 47%	36% 36%
026		**	2026	**		**	2026	* >	alue Area: T	**	2026	*)	**	**	2026	57%	48%	36%
							Subsidy	50 0.46 Hec (Abs Pl: at £48500 per u Sustain 30%	dwellings (50 F tare site @(120 Gross profit: (20 corption: 50 unit: anning gain at 10	lats) DPH) dph. 6) i p.a. 10% 100 per unit (integral) per unit	termedia	ste)						

	50 dwelli 46 Hectare s Gross Absorpti Plannin at £25000 par unit	e Area: Two ings (50 Fla site @(120 E profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ats) DPH) dph. a. 6 r unit (intermediate		dwelling 46 Hectare s Gross Absorption Planning at £25000 per unit (profit: (20%) n: 50 units p.; gain at 100% rent) & £22000 per	s) PH) dph. a. unit (intermedia)		dwellir 46 Hectare : Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	ts) DPH) dph. a. 6 r unit (intermediate		dwellir 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pi	ts) DPH) dph. .a. 6 ir unit (intermedia		dwellin 1.46 Hectare s Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	s) PH) dph. a. unit (intermediate)
70	30% Affo	ty at £1800 per ordable Hou Rent to Inter	using	70	Sustainability 30% Affo 0:30 (Social F	y at £1800 per	sing	7,	Sustainabili 30% Affo 0:30 (Social	ty at £1800 pe	using	70	Sustainabili 30% Affo 30:30 (Social	ty at £1800 pe ordable Ho	using	7.	Sustainabilit 30% Affo 0:30 (Social I	ty at £1800 per ordable Hou Boot to Inter	sing
	7 SHEET 1		rmediate)		7 SHEET 1		mediate)		7 SHEET 1		rmediate)		7 SHEET 1		rmediate)		7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	• •	A)	* >	2010 2011	**	A >	A)	2010		A)	A >	2010 2011		A)	A)	2010 2011	108%	53% 58%	42% 45%
2012	* *	A)	A)	2012	**	A >	4)	2012	• •	A)	A }	2012	• •	(*	A)	2012	259% 301%	67% 70%	49% 49%
2014 2015	* *	* *	A)	2014	**	**	A)	2014	**	**	A)	2014	••	• •	A)	2014	-2266%	90% 131%	55% 63%
2016	• • •	**	A.)	2016	~ ~	**	A)	2016		**	A Þ	2016			A >	2016	-241% -413%	120%	59%
2017 2018	**	**	A)	2017	**	**	A)	2017	••	* *	A }	2017 2018	••		A)	2017	-87586% 410%	101% 87%	55% 52%
2019 2020	**	(v	A)	2019	**	4)	4)	2019	**	A)	A):	2019	**	4.5	A }	2019	202%	76%	48% 46%
2021 2022	• •	* >	*)	2021		A)	4)	2021	1 *	A.)	A):	2021	• •		A)	2021	101%	63% 58%	43% 41%
2023	A)	**	* *	2023	A)	**	**	2023	A >	**	**	2023	**	**	**	2023	74%	55%	40%
2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	4+	**	**	2024 2025	70% 67%	54% 53%	39% 39%
2026	.,	**	**	2026	**	**	**	2026	* >	11 alue Area:	^^	2026	4.*	**	**	2026	66%	55%	39%
	50 dwelli 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	e Area: Two ings (50 Fla site @(120 E profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per	ats) DPH) dph. a. 6 r unit (intermediate		dwellin 46 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainability	profit: (20%) in: 50 units p.; gain at 100% rent) & £24000 per y at £1800 per	s) PH) dph. a. unit (intermedia)	0	at £25000 per u Sustaia 30% 70:30 (S Value dwellir 46 Hectare: Gross Absorpt Plannir at £36000 per unit Sustainabili	hability at £1801 of Affordable Hocial Rent to Ing Area: Two ngs (50 Fla site @(120 E profit: (20%) ion: 50 units pig gain at 1000 pety at £1800 pety at £1800 pety	000 per unit (int o per unit o per unit o per unit o pusing lermediate) ts) DPH) dph. a. 6 r unit (intermediate r unit)	0.	Value dwellir 46 Hectare : Gross Absorpti Plannir at £36000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pc ty at £1800 pc	ts) DPH) dph. .a. 6 ir unit (intermedia r unit		dwellin J.46 Hectare S Gross Absorpti Plannin y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per	S) PH) dph. a. unit (intermediate) unit
70	30% Affo 30 (Social I	rdable Hou Rent to Inter	using rmediate)	70	30% Affo 30 (Social F	rdable Hou lent to Inter	sing mediate)	70	30% Affo 0:30 (Social	Rent to Inte		70	30% Affo 30 (Social	rdable Ho Rent to Inte	using rmediate)	7	30% Affo 0:30 (Social I	ordable Hou Rent to Inter	sing mediate)
TEST 8	B SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 94%	MIDDLE 49%	UP 39%
2011	**	A)	4)	2011	• •	A)	4)	2011	**	A)	A)	2011	**	A)	A)	2011	128%	53% 61%	42% 45%
2013	**	A >		2013	**	. >	* >	2013	**	A)	A >	2013		(*	.,	2013	263%	64%	46%
2014 2015	**	**	A)	2014 2015	**	(v	A)	2014	**	**	A)	2014 2015	••		A)	2014	-1994% -213%	82% 119%	51% 58%
2016 2017	**	* *	A)	2016 2017	**	**	4)	2016		**	A }	2016 2017			A)	2016	-368% -78548%	109%	56% 52%
2018	**	••	A)	2018	• •	A)	A)	2018	• • •	(v	A)	2018	**	~ ~	A)	2018	370%	80%	49% 46%
2020	• • •	A >	A >	2020	• • •	A >	A >	2020		A >	A >	2020			. >	2020	122%	64%	43%
2021 2022	4.4	* >	*)	2021	A)	A >	4)	2021	A)	A)	A >	2021	**	A)	A >	2021	92% 77%	59% 54%	41% 39%
2023 2024	4)	**	**	2023 2024	A)	**	**	2023	*>	**	**	2023 2024	1 *	**	**	2023 2024	69% 65%	52% 51%	38% 38%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	(v	**	**	2025 2026	62% 61%	50% 52%	37% 37%
	O dv O site Gro Ab Planni	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Abs Plannir	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 ig gain at 0%		Subsidy	0.46 Hec C Abs Pic at £36000 per u Sustaii 30% 70:30 (S Val dv O Sit Gr Ak	hability at £1801 6 Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. bass profit: 0 basorption: 0 ling gain at 0%	DPH) dph. %) s p.a. 00% 000 per unit (in) per unit	termedia	Val i dw O sit Gr Ab Plann	ue Area: 0 rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 vellings (0) e @(0) dph. ssprofit: 0 ssprption: 0 ing gain at 0%	
	Susta	ubsidy at 0 ainability at 0 rdable Hou	eina		Susta	bsidy at 0 inability at 0 dable Hous	ina		Sust	ubsidy at 0 ainability at 0 rdable Hou	sina		Sust	ubsidy at 0 ainability at 0 rdable Hou	eina		Susta	ubsidy at 0 ainability at 0 rdable Hous	ina
TEST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9	TFST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1621	DOWN	INDUSTRIAL2 MIDDLE	UP	- 1	DOWN	PDL MIDDLE	UP		REDUI DOWN	CTION TO AFFOR	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-		0	0% 0%	0%	0%
0	-	-	-	0	-	-		o	-		-	0	-	-		o o	0%	0%	0%
o o	-	-		0	-	-		0	-		-	ŏ	-	-		o o	0%	0%	0%
o o		-		0	-	-		0	-		-	ŏ	-	-		o c	0% 0%	0%	0%
o o		-		0	-	-		0				ŏ	=	-	=	ŏ	0%	0%	0%
0				0		=		0		-	-	ő		=		0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: 0 Absorption: 0 Ranning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

Value Area: Two Value Area	Value Area: 0 0 devellings (0) 0 site @ (0) dph.	Value Area: 0	NOUSTRIAL2 UP NOUSTRIAL2 UP NOUSTRIAL2 UP UP UP UP UP UP UP U	Value Area: 0	Value Area: 0
Value Area: Two South So	50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subabley at 60 per unit ferni & 10 per	dwellings (50 Flats)	Subsidy at 0 Osc Affordable Housing Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sustainability at E600 per unit 30.30% Affordable Housing 70.30% Affordable Housing 10.30% Affordabl	dwellings (50 Flats)	dwellings (5 0 Flats)
2021 **	Value Area: Two 50 dwellings (, 50 Flats) 0.46 Hectare site @(1.20 DPH) dph. Gross profit (,20%) Absorption: 50 units p. a. Planning gain at 100% Subaixly at £0 per unit (melh & £0 per u	Value Area: Two dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (200 DPH) dph. Gross profit: (200 DPH) dph. Absorption: 30 units on. Substainability at E0 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 INDUSTRIAL1 DOWN MDDE UP 2010 2011 2011 2012 2013 2014 2015 2017 2016 2017 2017 2018	Value Area: Two 50 develings (5 OF lats) 0.46 Hectare site @(120 DPH) gh. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsisty at E0 per unit (ent) & E0 per unit (intermet sites) 30% Affordable Housing 30% Affordable Housing dwellings (5 OF lats) 0.46 Hectare site @(120 DPH) dph Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (ent) & E0 per unit 30% Affordable Housing Subsidiation of the Committee of the Committ	Value Area: Two	Value Area: Two dwellings (50 Flats)

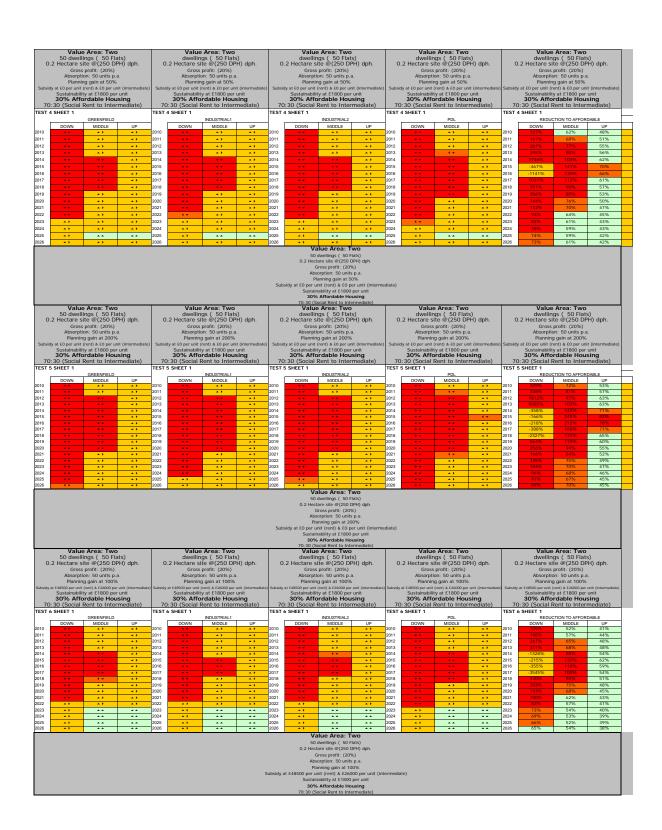
Subsid	Gross Absorptio Planning dy at £0 per unit (i Sustainability	y at £1800 pe rdable Hou	.a. 6 nit (intermediat r unit using	e) Subsi	Gross Absorption Planning dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwellir 46 Hectare : Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (50 Flat site @(120 E s profit: (20%) ion: 50 units p. log gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. bi cit (intermediate) cupit cupit cupit	Subsid	Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	ty at £1800 pe ordable Ho	ts) DPH) dph. .a. % init (intermediater unit using	e) Subsid	dwellin .46 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	t (intermediate) unit sing
IESI		GREENFIELD	,	IESI		INDUSTRIAL1	,	IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP A P	2010	DOWN 128%	MIDDLE 57%	UP 43%
2011		4)	A)	2011	**	A)	4)	2011		A)	4)	2011 2012	**	4 *	A)	2011	175%	63%	46% 50%
2013	- · ·	4.4	A >	2013	· · ·	A)	A >	2013	**	A)	* >	2013	**			2013	357%	76%	50%
2014		**	A)	2014	**	**	A)	2014	**	**	A)	2014 2015	**		A)	2014	-2657% -279%	97% 141%	56% 63%
2016	~ ~	**	* >	2016	• •	**	* >	2016	~ ~	~ ~	A >	2016	* *	~ ~	A)	2016	-471%	128%	60%
2017 2018	•••	**	A)	2017	**	**	A >	2017	**	**	A)	2017 2018		**	A }	2017	-98357% 454%	107% 91%	55% 51%
2019	~ ~	(+		2019	**	.,		2019	* *	* >	A P	2019	* *	~ ~		2019	220%	79%	47%
2020 2021		A P	A)	2020	**	*)	4)	2020	**	A)	A):	2020 2021	•••	1.	A)	2020	143%	70% 64%	44% 42%
2022 2023	4.4	*)		2022	(v	* >		2022	~ v	A)	A)	2022 2023	* *	A)		2022	87%	58% 55%	39%
2023	4)	* *	* *	2023	A)	* *	.,	2023	A)	44	**	2023		4)	* *	2023	76%	54%	38% 37%
2025 2026	A }	**	**	2025 2026	A)	4.7	4.	2025 2026	A)	**	**	2025 2026	1 *	**	**	2025	69% 67%	53% 55%	37% 37%
2026	*)			2026	*)	,	,	2026		alue Area: T		2026	1.	,		2026	6/%	55%	3/%
Subsid	50 dwellii 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u y at £1800 per grdable Hou	ats) DPH) dph. a. a. function of the control of	e) Subsi	dwellin 46 Hectare s Gross Absorptic Planning dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	s) PH) dph. a. hit (intermediate unit	O.	Pisidy at £0 per u Sustaii 30% 50:50 (\$ Valu dwellir 46 Hectare: Gross Absorpt: Plannir dy at £0 per unit Sustainabilli 30% Affe	inception: 50 unit anning gain at 11 init (rent) & £0 p nability at £1800 is Affordable Hc occlail Rent to Int at Area: Two registe @(120 E profit: (20%) ion: 50 units p. (g gain at 100% (rent) & £0 per u ty at £1800 pe pordable Hou. Rent to Inter	per unit (interme per unit (interme per unit ussing ermediate));););););););););););););	O.	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hol	ts) DPH) dph. .a. % init (intermediater unit using	e) Subsid	dwellin .46 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	PH) dph. t (intermediate) unit
	14 SHEET 1		rmediate)		14 SHEET 1		mediate)		14 SHEET 1		mediate)		14 SHEET 1	Rent to Inte	rmediate)		14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	OABLE UP
2010	* *	**	**	2010	**	**	**	2010	* *	**	* *	2010	* *	* *	**	2010	79%	34%	25%
2011 2012		A P	**	2011	**	**	**	2011	• • •	A.A	**	2011	•••	**	**	2011	108% 192%	38% 44%	27% 29%
2013 2014	••	A)	4)	2013	**	*)	4)	2013	**	A)	A)	2013 2014	• •	A)	A)	2013	221% -1643%	45% 57%	29% 32%
2014		~ ~	4)	2014	**	~ ~	4)	2014		**	4)	2014			4)	2014	-1043%	81%	36%
2016 2017	••	~ ·	A)	2016	**	A)	4)	2016 2017	••	4 *	4)	2016 2017	••	**	A):	2016	-287% -59107%	74% 61%	34% 31%
2018		4)	4)	2017	~ ~	4)	4)	2017	**	4)	4)	2017		1.	4)	2017	267%	52%	28%
2019 2020		A >	A >	2019	••	*)	A >	2019	**	A)	A >	2019 2020		A >	A)	2019	127%	45% 40%	26% 24%
2021	A >	**		2021	A >	**	**	2021	A >	**	**	2021		**	**	2021	61%	36%	22%
2022 2023	A)	**	**	2022	A)	**	**	2022	*)	**	**	2022 2023	A)	**	**	2022	50% 44%	33% 31%	21% 21%
2024	A)	**	**	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	41%	30%	20%
2025 2026	A)	**	**	2025 2026	A }	**	**	2025 2026	*)	**	**	2025 2026	A >	**	**	2025 2026	40% 39%	30% 32%	20% 20%
	O dw O site Gro Abs Plannir Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 inability at 0 dable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 dable Hous: 0	sing	Sut	50 0.46 Hec 0 Abs 0.46 Hec 0 Sustain 300% 0.100 (S Val 0 Sit Gr At Plann S S Sust	due Area: T dwellings (50 I stare site @(120 Gross profit: (20 Gross profit: (20 Gross profit: (20 Handler) at 11 Innitigation	ilats) DPH) dph. %) s p.a. D0% ser unit (interme per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. osorption: 0 osorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou			dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% insability at 0 rdable Hous 0	ing
TEST	15 SHEET 1	U		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	U		TEST	15 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	o		-	-	ō	-		-	0				ō	0%	0%	0%
0	-			0				0			-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	_	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0			-	0				o o	0%	0%	0% 0%
O	-		-	<u>"</u> 0	-	-	-	O .	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Hanning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0	io .	-	-	-	0	0%	0%	0%

50 dwelli 0.46 Hectare s Gross Absorpti Plannin Subsidy at £0 per unit Sustainabilit 30% Affo 70:30 (Social I	• Area: Two ngs (50 Flats) lite @(120 DPH) dph. profit: (25%) ns: 50 units p.a. g gain at 100% rent) & £0 per unit (intermediate y at £1800 per unit rdable Housing ent to Intermediate)) Subsi	dwelling 46 Hectare sit Gross p Absorption	rofit: (25%) i: 50 units p.a gain at 100% int) & £0 per un at £1800 per dable Hou	S) PH) dph. I. It (intermediat unit sing	e) Subsi	dwellii 46 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (50 Fla site @(120 E s profit: (25%) ion: 50 units p. ig gain at 100° (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) DPH) dph. a. iii (intermediate) r unit using	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo 1: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. 6 init (intermedia r unit using	te) Subsid	dwellir 1.46 Hectare : Gross Absorpti Plannin Iv at £0 per unit (profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate) unit using
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	(v A)	2010	* *	4.4	*)	2010	• • •	* *	A)	2010 2011	**	**	A)	2010	241% 453%	75% 84%	54% 58%
2012	v v	2012	**	**	* >	2012	**	**	A >	2012	**	**	4.4	2012	-7407%	102%	64%
2013	V V A }	2013	* *	- ; ;	* >	2013	* *	**	A)	2013 2014	**	**	**	2013	-1615% -269%	109% 157%	65% 74%
2015	**	2015	· ·	• •	4 🕶	2015	* *	**		2015	**	**	~ ~	2015	-148%	284%	86%
2016	VV (V	2016 2017		**	4)	2016	**	**	A)	2016 2017	**	**	1 *	2016	-187%	241%	80%
2018	** **	2018	**		*)	2018		**	A)	2018	**		A)	2018	-911%	142%	66%
2019	YY A)	2019	* *	••	4)	2019	**	**	*>	2019 2020	••	••	A)	2019	863%	116%	61% 56%
2021	V V A F	2021	**	1.	* >	2021	**	**	A >	2021	**	**	A >	2021	182%	87%	52%
2022	(v A)	2022 2023		A)	4)	2022	**	A)	A)	2022 2023	**	**	A)	2022	134%	77% 72%	49% 47%
2024	A) A)	2024	**	*)	*)	2024	**	4)	4)	2024	**	1.4	- · ·	2024	100%	70%	46%
2025	.) .)	2025 2026	**	A)	.)	2025	**	.,	4)	2025 2026	**	4.4	.,	2025	94%	69%	46% 45%
2026		2026	**		,	2026	V.	alue Area: 1	wo	2026		**		2026	92%	12%	45%
50 dwelli 0.46 Hectare s Gross Absorpti Plannin Subsidy at £0 per unit : Sustainabilli 30% Affe	Area: Two ngs (50 Flats) ite @(120 DPH) dph. profit: (17%) no: 50 units p.a. g gain at 100% eren) a £0 per unit (intermediate y at £1800 per unit drabble Housing) Subsi	dwelling 46 Hectare sit Gross p Absorption Planning dy at £0 per unit (re Sustainability 30% Affor	rofit: (17%) i: 50 units p.a gain at 100% int) & £0 per un at £1800 per dable Hou	s) PH) dph. i. it (intermediat unit sing	O. se) Subsi	osidy at £0 per u Sustai 309 70:30 (\$ Value dwellin .46 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabill 30% Affe	nability at £1800 6 Affordable Hi- cocial Rent to Interest Two ags (50 Fla site @(120 E is profit: (17%) ion: 50 units p. ig gain at 1009 (rent) & £0 per ut y at £1800 pe ordable Hou	per unit (interme per unit pussing ermediate)) (s)) (pH) dph. (a) (a) (b) (b) (c) (c) (c) (c) (c) (c) (c) (c) (c) (c	O	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. 6 nit (intermedia r unit	te) Subsid	dwellir 1.46 Hectare : Gross Absorpti Plannin ly at £0 per unit (Sustalnabili 30% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate) unit using
70: 30 (Social I TEST 17 SHEET 1	Rent to Intermediate)	70	1: 30 (Social Re 17 SHEET 1	ent to Inter	mediate)	70	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	70	: 30 (Social I	Rent to Inte	rmediate)	70	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD	IESI		INDUSTRIAL1		IESI	17 SHEET 1	INDUSTRIAL2		IESI	17 SHEET 1	PDL		IESI	REDU	CTION TO AFFOR	DABLE
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 1229	MIDDLE 63%	UP 49%
2011	A) A)	2011	**	* >	*)	2011	**	4)	4)	2011	**	1 +	A >	2011	156%	68%	52%
2012	(v A)	2012	* *	4)	A)	2012	**	A)	A)	2012 2013	••	**	A)	2012	228%	77% 80%	56% 56%
2013	** 4)	2013	**	* *	4)	2013		**	4)	2013	**	**	4)	2013	719%	99%	62%
2015	V V A }	2015 2016	**	••	4)	2015	**	••	A }	2015 2016	••	••	(*	2015	-817%	134% 124%	69%
2016	**	2017	~ ~		4)	2016	* *		4)	2016	**		A }	2016	603%	124%	61%
2018	V V A)	2018 2019	••	~ ·	4)	2018	••	**	A)	2018 2019	••	••	A)	2018	292%	94%	57% 54%
2020	A > A >	2020	**	* >	A >	2020	**	A)	A >	2020	**	**	A >	2020	136%	76%	50%
2021	A) A)	2021		A)	4)	2021	• •	A)	A)	2021 2022	**	4 *	A)	2021	108%	70% 64%	48% 45%
2023	A) A)	2023	A >	* >	. >	2023	A >	A >	* >	2023	**	A >	A >	2023	81%	61%	44%
2024	11 11	2024	A >	**	**	2024	A >	**	**	2024 2025	1.4	**	**	2024	77% 74%	60% 59%	43% 43%
2026	**	2026	* >	**	**	2026	* >	alue Area: 1	**	2026	4.4	**	**	2026	73%	61%	43%
0 dv 0 site Gro Ab Planni St Suste	ue Area: 0 vellings (0) se (0) dph, ss profit: 0 sorption: 0 ng gain at 0% tistidy at 0 inability at 0 dable Housing		dwe O site Gross Abso Planning Sub		sing	Sut	Abbook of Abbook	bability at £1800 baffordable Hisocial Rent to Init ue Area: 0 veillings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. 50% oer unit (interme per unit susing ermediate)	diate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. ress profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ridable Hou	sing		dw O sit Gre Ab Planni Si Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inability at 0 rdable Hous	sing
TEST 18 SHEET 1	0	TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	GREENFIELD			INDUSTRIAL1	ı			INDUSTRIAL2		31		PDL			REDU	CTION TO AFFOR	
DOWN	MIDDLE UP	0	DOWN	MIDDLE	UP _	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 _		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-	-	-	0	-			0	-	-	-	0	0%	0%	0%
0		0	-		-	0	-			0	-		-	0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0		0				o				0				0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-			0	-	-		0				0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0			-	0	-			0	-			0	0%	0%	0%
0		0				o				0				0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
-		lo.	- 1		-	o .	-	- Value Area:	0	P.	-	-		10	J76	J76	J76
							F	O dwellings (0) O site @(0) dpl Gross profit: 0 Absorption: 0 fanning gain at Subsidy at 0 Sustainability at	n. 1 D%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	·	0 0% 0% 0% 0 0% 0% 0%
		0	·	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
		0	0	0 0% 0% 0%
		0 site @(0) dph. Gross.profit: 0 Absorption: 0 Planning again at 0%, Subsidy at 0 Subsidy at 0 Subsidability at 0 07% Affordable Housing		
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
TEST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
			o	0 0% 0% 0%
	0	0		0 0% 0%
		0		0 0% 0% 0% 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
			0 <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	Value Area: 0 0 dwellings (0) 0 site @(0) ghn. Gross profit: 0 Absorption: 0 Absorption: 0 Sudady at 0 Sudady at 0	<u> </u>	0 0% 0% 0%

Figure 28 - Sensitivity Testing

Value from Two Valu	Figure 28 - Serisi	tivity resting			
2.2					
Concept Conc					
Margine Blanch and Service State 1 and 1 a					
Manual Part	Absorption: 50 units p.a.	Absorption: 50 units p.a.	Absorption: 50 units p.a.	Absorption: 50 units p.a.	Absorption: 50 units p.a.
30% Affrechels Novaring 30% Af	Subsidy at £0 per unit (rent) & £0 per unit (intermediate	e) Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
The content of the temperature					
Miles	70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediate)		70:30 (Social Rent to Intermediate)
March 1970					
10 10 10 10 10 10 10 10	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
The color of the					
The content of the	2012	2012	2012	2012	
The content of the			2013		
March 15		2015	2015	2015	2015 -292% 165% 74%
100 101	2017	2017	2017	2017	2017 -4669% 125% 64%
The color of the					
March 1	2020	2020	2020	2020	2020 169% 82% 52%
August 1 1 1 1 1 1 1 1 1					
1	2023	2023	2023	2023	2023 88% 64% 45%
March Arts - Note Marc					
Second Column Col	2026	2026	2026	2026	2026 78% 64% 43%
State Stat	50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a.	50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a.	Subsidy at E0 per unit (rent) & E0 per unit (intermed Sustainability at E1800 per unit (intermed 30% Afterdable Housing) 700 per 100 p	Value Area: TWO 50 dwellings (50 Hats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a.	50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a.
30% Affordable Housing 30% Affordable Housing 157 2 staff 1 157 2 staff	Subsidy at £0 per unit (rent) & £0 per unit (intermediate	e) Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsidy at £0 per unit (rent) & £0 per unit (intermediate)
Test 2 - Section Test 2 - Se	30% Affordable Housing	30% Affordable Housing	30% Affordable Housing	30% Affordable Housing	30% Affordable Housing
MORE	70:30 (Social Rent to Intermediate)				
State Stat	GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
Section Sect	2010 DOWN MIDDLE UP	2010 DOWN MIDDLE UP	2010 DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 2010 162% 67% 51%
10 10 10 10 10 10 10 10					
10 1 1 1 1 1 1 1 1 1	2013	2013	2013	2013	2013 775% 94% 60%
10 1 1 2 2 2 2 2 2 2 2					
2016	2016	2016	2016	2016	2016 -649% 141% 67%
200 1	2018		2018	2018	
202 2					
2023	2021	2021	2021	2021	2021 116% 71% 48%
2026					
Value Area: Two Value Area: Two So deelings (50 Flats) O.2 Hectare site @(250 DPH) dph. Gross profit (20%) Absorption: 70 units p.a. Absorption: 70 units p.	2024	2024	2024	2024	2024 81% 61% 43%
Solide Part Solide Part Solide Part Solide Part Solide Part					
Cross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at 6 per unit (rent) &	Value Area: Two 50 (twellinns (50 Flats)	Value Area: Two	0.2 Hectare site #(250 DPH) dph. Gross profit: (20%) Absorption: 30 units 10 to 30. Absorption: 30 units 10 to 30. Subsidy at E0 per unit (rent) & E0 per unit (nem) & E0 per unit (nem) & E0 per unit (nem) as 50 units (nem) as 50	Value Area: Two	Value Area: Two 50 twellinns (50 Flats)
TEST 3 SHEET 1 OCMM MIDOLE UP OCMM M	0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (ent) & £0 per unit (intermediate Sustainability at £1800 per unit 30% Affordable Housing	Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (end & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 70 units p. a. Planning gain at 100% Subsidy at £0 per unit (net) & £0 per unit (net) & £0 per unit 30% Affordable Housing
DOWN MIDULE UP DOWN MIDULE	TEST 3 SHEET 1	TEST 3 SHEET 1	TEST 3 SHEET 1	TEST 3 SHEET 1	TEST 3 SHEET 1
2010	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
2012	2010	2010	2010	2010	2010 148% 66% 50% 2011 190% 70% 52%
2014	2012	2012	2012	2012	2012 377% 83% 58%
2016	2014	2014	2014	2014	2014 -22957% 108% 64%
2018	2016	2016	2016	2016	2016 -381% 160% 72%
2019	2018	2018	2018	2018	2018 827% 112% 61%
021	2019			2019	2019 309% 95% 57%
2023	2021	2021	2021	2021	2021 135% 76% 50%
2025 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7 -7	2023	2023	2023	2023	2023 91% 64% 45%
Value Area: Two So dwellings (50 Flats) 0.2 Hectare site @(250 DH) (ph, Gress Pric (20%) Absorption: 70 units p.a. Absorption: 70 units p.a. Absorption: 70 units p.a. Subsidy at RP binning gain at 100% and 100% and Subsidy at RP binning land the Company Subsidy at RP binning to 1 800 per unit Sold-Affordable Housing Sold-Affordable Housing	2025	2025	2025	2025	2025 80% 61% 44%
S O dwellings (S 0 Flats) 0. 2 Hectare site (250 DPH) dph. Gross profit: (20%) Absorption 7 units p.a. Planning gain at 100 per unit grows Subsidy at E0 per unit g.b. 2 to per unit g.b. Subsidy at E0 per unit g.b. 2 to per unit g.b. Subsidy at E0 per unit g.b. Subsidy at	2026	2026		2026	2026 79% 63% 43%
(and the state of			50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100%. Subsidy at E0 per unit (renl) & E0 per unit (rintermed Sustainability at E1800 per unit 30% Affordable Housing	iste)	



Subsidy a	50 dwelli 2 Hectare si Gross Absorption Planning at £25000 per unit of Sustainabilit 30% Affo	e Area: Two ngs (50 Flate @(250 Df profit: (20%) on: 50 units p.; g gain at 100% (rent) & £22000 per by at £1800 per ordable Hou Rent to Inter	ats) PH) dph. a. b. r unit (intermediate r unit	Subsidy	dwellin .2 Hectare si Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) in: 50 units p.: gain at 100% rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. r unit (intermedianum) unit	te) Subsidy	dwellir .2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) ion: 50 units p ig gain at 100% (rent) & £22000 pi ty at £1800 pe ordable Hol	ts) PH) dpha6 er unit (intermediate er unit	e) Subsidy 70	dwelling 2 Hectare si Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 per rdable Hou	ts) PH) dph. a. funit (intermediator unit) unit	e) Subsidy 70	dwellir. 2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabili: 30% Affo	e Area: Two ogs (50 Flat lite @(250 Dl profit: (20%) on: 50 units p. g gain at 100% (rent) & E22000 per by at £1800 per brdable Hou Rent to Inter	s) PH) dph. a. unit (intermediate) unit sing
		GREENFIELD	,			INDUSTRIAL1	,			INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 123%	MIDDLE 58%	UP 45%
2011 2012	**	* >	A >	2011	* *	A >	. >	2011	**	*>	* >	2011	* *	* >	A >	2011	169%	63%	48%
2013	**	* >	A >	2012	**	A >	4.)	2012	**	A P	A >	2012	**	* >	* >	2012	362%	76%	52% 52%
2014 2015	••	**	A }	2014	••	**	A)	2014	**	**	A)	2014	**	**	A)	2014	-1537% -248%	99% 145%	59%
2016	**	**	A >	2016	**	~ ~		2016		**	. >	2016	~ ~		A)	2016	-405%	132%	63%
2017 2018	**	**	A }	2017 2018	**	**	A)	2017		**	A)	2017	**		A)	2017	-4020% 485%	111% 94%	59% 55%
2019	• •	* >	* >	2019	• •	A >	. >	2019	**	A >	A >	2019		(▼		2019	227%	82%	51%
2020 2021	**	* >	A }	2020	**	A >	4.)	2020	**	A }	A)	2020	* *	* >	A >	2020	148% 110%	74% 67%	48% 45%
2022 2023	* *	*)	A >	2022	A)	* >	4)	2022		A)	4)	2022	(*	* >		2022	90%	61% 58%	43% 42%
2024	* >	A >	A >	2024	*>	A >		2024	* >	A F	A >	2024	* >	* >	* >	2024	75%	57%	41%
2025 2026	A)	4.)	**	2025 2026	*)		**	2025 2026	A)	**	**	2025 2026	A }	**	**	2025 2026	72% 70%	56% 58%	41% 40%
2026				2026				2026		alue Area:		2026				2026	70%	58%	40%
Subsidy a	50 dwelli 2 Hectare si Gross Absorption Planning at £36000 per unit sustainabilit 30% Affo	PArea: Two ngs (50 Flate @(250 Df profit: (20%) on: 50 units p g gain at 100% (rent) & £24000 per y at £1800 per grdable Hou Rent to Inter	ats) PH) dph. a. runit (intermediate unit	a) Subsidy	dwellin .2 Hectare si Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) in: 50 units p.: gain at 100% rent) & £24000 per y at £1800 per rdable Hou	es) PH) dph. a. r unit (intermedianum) unit	C to) Subsidy	Sustain 30% 70:30 (S Value dwellir .2 Hectare S Gross Absorpti Plannia at £36000 per unit Sustainabili	hability at £1800 Affordable Hocal Rent to In a Area: Two ngs (50 Fla ite @(250 D profit: (20%) non: 50 units p ng gain at 100° (rent) & £24000 p ty at £1800 pe profable Hoo	ousing termediate) o ts) IPH) dph. a. « for unit (intermediate or unit) using	O subsidy	Value dwellin 1.2 Hectare si Gross Absorptic Planning at £34000 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £24000 per y at £1800 per rdable Hou	ts) PH) dph. a. b r unit (intermediator unit	e) Subsidy	dwellir. 2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili: 30% Affo	e Area: Two gs (50 Flat lite @(250 Di profit: (20%) on: 50 units p g gain at 100% (rent) & £24000 per ty at £1800 per profable Hou Rent to Inter	s) PH) dph. a. unit (intermediate) unit sing
	SHEET 1	Rent to inter	mediate)		8 SHEET 1	tent to inter	mediate)		8 SHEET 1	Rent to inte	rmediate)		8 SHEET 1	cent to inter	mediate)		SHEET 1	Rent to inter	mediate)
Г	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDU DOWN	CTION TO AFFOR	DABLE
2010	DOWN	A >	* >	2010	VV	* >	A >	2010	DOWN	* >	* >	2010	~ ~	* >	* >	2010	115%	55%	43%
2011 2012	**	A):	A }	2011	**	A):	A)	2011		A }	A)	2011	• •	A)	A }	2011 2012	158% 283%	60% 69%	46% 50%
2013 2014	**	*>	A)	2013 2014	* *	* }	A)	2013	**	A.)	A)	2013 2014	**	A F	*)	2013 2014	338% -1439%	72%	50% 56%
2014	**	**	**	2015	**		A)	2014			A)	2014	• • •		4)	2014	-1439%	138%	64%
2016 2017	••	••	A }	2016 2017	••	**	A)	2016 2017	••	**	A)	2016 2017	* *	••	A)	2016 2017	-382% -3796%	125%	61% 57%
2018	**	• •	A >	2018	**	A P	A >	2018	**	4.4	A >	2018	~ ~		A >	2018	459%	90%	53%
2019 2020	* *	A)	A }	2019	**	A >	4.)	2019		A }	A)	2019	• •	(v	A >	2019	216% 141%	79% 71%	49% 46%
2021	• •	* >	* >	2021	• •	A P		2021	~ ~	A >	A >	2021	* *	* >	* >	2021	105%	65%	44%
2022 2023	(v	* >	A P	2022	4)	4)	4.)	2022	* >	A):	4)	2022	* * *	A)	A >	2022	86% 76%	59% 56%	42% 41%
2024 2025	A)	**	**	2024 2025	A)	**	**	2024	A)	**	**	2024 2025	A }	**	**	2024 2025	72%	55% 54%	40% 40%
2026	*>	* *	* *	2026	* *	**	* *	2026	* >	* >	* >	2026	A P		* *	2026	68%	56%	40%
	Volu	ue Area: 0			Vol	e Area: 0		Subsidy	50 0.2 Hect (Abs Plat £36000 per u Sustain 30% 70:30 (S	dwellings (50 dare site @(250 scross profit: (20 scrption: 50 unitanning gain at 1 nit (rent) & £24 ability at £180 s Affordable Hocial Rent to Inue Area: 0	Flats) DPH) dph. 196) ts p.a. 00% 000 per unit (in 0 per unit	itermedia		e Area: 0			Val	ue Area: 0	
	0 dv	vellinas (0)			dw	ellings (0)			dv	rellinas (0)			dw	ellings (0)			dw	rellings (0)	
	Gro	e @(0) dph. ss profit: 0			Gro	@(0) dph. ss profit: 0			Gre	e @(0) dph. oss profit: 0			Gro	@(0) dph. ss profit: 0			Gro	e @(0) dph. oss profit: 0	
	Ab: Plannii	sorption: 0 ng gain at 0%			Abs Plannir	orption: 0 ng gain at 0%			At Plann	sorption: 0 ing gain at 0%			Abs Plannir	orption: 0 ng gain at 0%			Ab Planni	sorption: 0 ng gain at 0%	
	Su	ibsidy at 0 inability at 0			Su	bsidy at 0 inability at 0			Si	ubsidy at 0 ainability at 0			Su	bsidy at 0 inability at 0			St	ubsidy at 0 ainability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hou	sing		0% Affo	rdable Hous	sing
TEST 9	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	SHEET 1	0	
Г	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	REDU DOWN	MIDDLE	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0%	0%
0		-	-	0	-	-		0	-		-	0	-		-	0	0%	0%	0%
0	_=		-	0		-		0				0	-	_=	-	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
6			-	0	-			0				0	-			0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-	-	0	-		-	0	0%	0%	0%
0		-	-	0		-		0			-	0	-	-	-	0	0% 0%	0% 0%	0%
0	-	-		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0% 0%
ő	-	-		ŏ	=	-		ő		. :	_ =	ő	-		=	ŏ	0%	0%	0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: 0 Absorption: 0 dlanning gain at Subsidy at 0 Sustainability a Affordable Ho	t O								

0% A	Value Area: 0 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0 Sustainability at 0 4 4 4 4 5 6 6 7	6		dw O site Gro Ab: Plannir Su Susta	e Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0	ing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou			dw O site Gro Ab Planni Su Susta O% Affor	pellings (0) to ellings (0) to ellings (0) to ellings (0) dph. to esse (0)	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) re @(0) dph. rellings rofit: 0 resorption: 0 relling gain at 0% relling at 0 relling to 0 relling	sing
TEST 10 SHEET 0	GREENFIELD	UP	TEST	DOWN	INDUSTRIAL1 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0	10 SHEET 1 DOWN	PDL MIDDLE	UP	TEST 1	DOWN REDU DOWN O%	CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	RDABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0 - 0 - 0 - 0 - 0 - 0			0 0 0 0	- - - - - -		-	0 0 0 0 0		Jalue Area: 0 dwellings (0 0 site @(0) dpl) n.	0 0 0 0			-	0 0 0 0	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%
50 d 0.2 Hecta	Absorption: 30 units p.a. Absorption: 50 units																	
Subsidy at £0 per Sustail 30% 70:30 (Soo TEST 11 SHEET	Gross profit: (20%) Gross																	
2013 2014 2015 2016 2017	DOWN MIDUE UP																	
2019																		
	Value Area: Two Sol wellings (50 Flats) 0.2 Hecture site ® (250 DPH) dph. Gross profit: (20%) Absorption: Souring pain at 100% Subsidy at E0 per unit (frent) & E0 per unit (intermediate) Sustainability at £600 per unit 30% Affordable Housing																	
50 d 0.2 Hecta (Abs Pla Subsidy at £0 per Susta 30%	30% Affordable Housing 70:30 (Social Rent to Intermediate) Value Area: Two Value Area: Two Value Area: Two Value Area: Two dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Sustainability at 60 per unit (intermediate) Sustainability at 60 per unit (ern) & 60 per unit (intermediate) 30% Affordable Housing 70: 30 (Social Rent to Intermediate) 70: 30 (Social Rent to Intermediate) Value Area: Two dwellings (50 Flats) 0. 2 Hectare site @(250 DPH) dph. Gross profit: (20%) Chectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (intermediate) Sustainability at 60 per unit 30% Affordable Housing 70: 30 (Social Rent to Intermediate) 70: 30 (Social Rent to Intermediate)																	
2010 DOWN 2011 2012 2013 ***	SHEET 1																	
2015	** ** ** ** ** ** ** ** ** **	A) A) A) A) A)	2015 2016 2017 2018 2019 2020 2021	**	v v v v v v v v v v v v v v v v v v v	A) A) A) A) A)	2015 2016 2017 2018 2019 2020 2021	*** *** *** *** ***	** ** ** ** ** ** ** ** ** **	A) A) A) A) A) A)	2015 2016 2017 2018 2019 2020 2021	** ** ** ** ** **	** ** ** ** ** ** ** ** ** **	A) A) A) A) A)	2015 2016 2017 2018 2019 2020 2021	-460% -1116% 1053% 353% 206% 144% 112% 93%	142% 130% 112% 96% 85% 76% 70%	70% 66% 61% 57% 53% 50% 47%
2022 2023 2024 2025 2026	A) A) A)	A) A) A) A)	2022 2023 2024 2025 2026	A) A) A)	A) A) A) A)	4) 4) 4)	2022 2023 2024 2025 2026	Va 50 0.2 Heci	A A A A A A A A A A A A A A A A A A A	Flats) DPH) dph.	2022 2023 2024 2025 2026	(v	A } A } A A	A) A) A) A)	2022 2023 2024 2025 2026	93% 82% 78% 75% 73%	64% 61% 60% 59% 61%	45% 43% 43% 42% 42%
	Gross profit: (20%) Absorption: Jouinis p.a. Planning gain at 100% Subsidy at Der unit (ent) & ED per unit (intermediate) Sustainability at ED per unit 305% Affordable Housing 70.30 (Social Rent to Intermediate)																	

Subside Subsid	50 dwelli Gross Absorpti Plannin by at Coper unt Sustainabili 30% Affor Social 13 SHEET 1 DOWN	profit: (20%) g gain at 100% g g gain at 100% g g g g g g g g g g g g g g g g g g g	ats) PH) dph. a. at (intermediate unit unit unit UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	wellin. 2 Heatare si Mellin (2	profit: (20%) n: 50 units p. gain at 100% gain at 100% gain at 100% cent) & 60 per un y at £1800 per dable House iNDUSTRIAL1 MIDDLE	s) s) PH) dph. 3. it (intermediate) unit sising mediate) UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2024 2025	dwellit 2 Hectare s Gross Gross Absorpt Plannin dy at 60 per with Sustainabilit Sustainabilit DOWN DOWN DOWN DOWN DOWN DOWN DOWN DOWN	e Aroa: Tww ups (50 Flain ups (50	ts) PH) dph. a. 6 nit (Intermediate) r unit using	5000 Subs 50 S	dwellin 2. Hectare si Gross Absorptie Planning Hanning Absorptie Sustainabilit Sustainabilit Social fi DOWN DOWN	profit: (20%) g gain at 100% g gain at 100% g gain at 100% cent) & Ed per unit of the first of t	ts) PH) dph. a. 6 6 6 6 7 7 8 7 8 7 8 8 8 8 8 8 8 8 8 8	50 TEST: 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	dwellin 0.2 Hectare si Gross Absorpti Plannin y at £0 per unit (i Sustainabilit 30% Affo 0:50 (Social I 13 SHEET 1	profit: (20%) profit: (20%) g gain at 100% g gain at 100% g gain at 100% Rent la file per unit at 100% Rent to Inter CTION TO AFFOR MIDDLE 57% 63% 72% 75% 142% 129% 107% 90% 70% 58% 58% 58% 58%	s)), (i) (ii) (iii) (ii
Subsid	50 dwelli .2 Hectare si Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur by at £1800 per prdable Hou	ats) PH) dph. a. bit (intermediate unit	e) Subsi	dwellin 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. iiit (intermediate) unit sing	() Subs	0.2 Hec 0.2 Hec 0.2 Hec 0.3 Me 0.3 Me 0.50:50 (S 0.50:50 (S	alue Area: 1 dwellings (50 tare site @(250 aross profit: (20 sorption: 50 unil anning gain at 1 unit (rent) & E0 social mability at E10 social Rent to Ini e Area: Two 195 (50 Fla site @(250 D s profit: (20%) 100 (rent) & E0 pag gain at 1009 (rent) & E0 per 195 (re	Flats) DPH) dph. %() s p.a. 00% s p.a. 00 per unit (intermo 0 per unit susing ermediate)) ts) PH) dph. a. 6 nit (intermediate) r unit ssinq	Subs	dwellin 0.2 Hectare si Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ts) PH) dph. a. 6 nit (intermediate r unit using	Subsidy	dwellin D.2 Hectare si Gross Absorpti Plannin y at £0 per unit (s	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per erdable Hou	s) PH) dph. it (intermediate) unit sing
	14 SHEET 1	GREENFIELD	mediate)		14 SHEET 1	INDUSTRIAL1	mediate)		14 SHEET 1	INDUSTRIAL2	rmediate)	TEST	14 SHEET 1	PDL PDL	rmediate)		14 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 81%	MIDDLE 35%	UP 26%
2011 2012	**	4.)	A A	2011	**	A A	4.)	2011	**	**	4.4	2011 2012	**	4.4	4.4	2011	113% 205%	39% 45%	27% 30%
2013 2014	••	A)	A)	2013 2014	••	A)	A)	2013 2014	**	A)	A)	2013 2014	••	A)	*)	2013 2014	243% -1022%	47% 59%	30% 33%
2015	•••	~ ~	* >	2015	• • •	A >	A >	2015		(+	. >	2015	**	**	* >	2015	-162%	85%	37%
2016 2017		A)	A }	2016		A)	A)	2016 2017	• • •	A }	A >	2016 2017	**	* *	A)	2016 2017	-260% -2522%	76% 63%	34% 31%
2018	- ; ;	*	* >	2018	**	* >	4)	2018	**	A >	A)	2018	•••	* >	A >	2018	296% 134%	54%	29%
2019 2020	**	A)	A >	2019	A)	A)	* >	2019	4.4	A >	A >	2019 2020	**	*)	*)	2019	134% 85%	46% 41%	26% 24%
2021	A >	**	**	2021	A >	**	**	2021	A >	**	**	2021	A >	**	**	2021	63%	37%	23%
2022 2023	A P	**	**	2022	->	**	**	2022 2023	A P	**	**	2022 2023	<u> </u>	**	**	2022 2023	51% 45%	33% 32%	22% 21%
2024	* >	**	**	2024	.,	**	**	2024	* >	**	**	2024	A >	**	**	2024	42%	31%	21%
2025 2026	* * *	**	**	2025 2026	->	**	**	2025 2026	A P	**	**	2025 2026			**	2025 2026	40% 40%	31% 33%	21% 21%
	Value Area: Two So dwellings (5 of Tatas)																		
	0% Affor	rdable Hous	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hou	sing		0% Affor	rdable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15 SHEET 1 DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15 SHEET 1 DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	15 SHEET 1 REDU DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP O% O% O% O% O% O% O% O% O% O
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n. 0%								

Subsidy	Value Area: To 50 dwellings (50 be Hectare site @(250 Gross profit: (25) Absorption: 50 units Planning gain at 10 at £0 per unit (rent) £ £0 pe Sustainability at £1800 30% Affordable H 30 (Social Rent to In	Flats) DPH) dph. 6) p.a. 0% r unit (intermediate per unit ousing	e) Subsid	dwelling 2 Hectare sit Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (25%) in: 50 units p.a gain at 100% rent) & £0 per uni y at £1800 per rdable Hous	s) H) dph. . it (intermediate unit	e) Subsii	dwellir .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilli 30% Affo	e Area: Two ngs (50 Flat: ite @(250 DF profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	H) dph. t (intermediate unit sing) Subsic	dwelling 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ts) PH) dph. a. iii (intermediate r unit) Subsid	dwellin 2.2 Hectare si Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.s g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. i. it (intermediate) unit sing
TEST 16	SHEET 1 GREENFIEL			16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	
2010	DOWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 53%
2011	** **	A >	2011		A)	* >	2011		A }	* >	2011	**	**	* >	2011	480%	83%	57%
2012	** **	A >	2012	**	**	* >	2012	**	**	* >	2012 2013	**	**	A >	2012 2013	-2783% -1159%	101% 108%	63% 64%
2014	** **	A):	2014	**		A >	2014	**	**	* >	2014	**		* >	2014	-245% -138%	157%	73%
2016	***	A >	2016	• •	v v	* >	2016	**	· ·	* >	2016	V V	Ų.	4.4	2016	-174%	244%	79%
2017 2018	** **	A >	2017	**	**	* >	2017 2018	• •	**	* >	2017 2018	* *	**	A)	2017 2018	-275% -742%	183% 142%	72% 66%
2019	** **	A):	2019	**	**	A)	2019	**	**	A }	2019 2020	**		A):	2019 2020	1000% 307%	115% 98%	60% 55%
2021	** (*	A):	2021	**	A):	A)	2021	**	A)	A)	2021	••	v v	.)	2021	183%	86%	52% 49%
2023	** **	4)	2023		4)	4)	2023	**	4)	4)	2023	- · ·	4)	4)	2023	109%	71%	47%
2024	v v A)	A >	2024	**	A }	A }	2024	**	A }	A }	2024	**	4)	A }	2024	100% 94%	69% 68%	46% 45%
2026	** *	A.)	2026		*)	A >	2026	**	lue Area: T	* >	2026	* *	*)	* >	2026	92%	71%	45%
Subsidy :	Value Area: TV 50 dwellings (50 Hectare site @(250 Gross profit: (179 Absorption: 50 units at 60 per wife comp 4: 60 pe Sustainability at £1800 30% Affordable H 30 (Social Rent to In PHEET1 GREENNEI DOWN MIDDLE DOWN MIDDLE TOWN MIDDL	Flats) DPH) dph. 6) p.a. 0% r unit (intermediate per unit ousing termediate)	e) Subsid	dwelling 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (17%) yn: 50 units p.a y gain at 100% rent) & £0 per uni y at £1800 per rdable Hous	s) H) dph. t (intermediate unit sing	s) Subsit	70:30 (S Value dwelling land land land land land land land land	obility of the control of the contro	www.diate) ib) H) dph. t (intermediate unit sing mediate) UP) Subsic	dwelling 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ts) PH) dph. a. iii (intermediate r unit) Subsid	dwellin 0.2 Hectare si Gross Absorptic Planning y at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social F	profit: (17%) on: 50 units p.s g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. it (intermediate) unit sing mediate)
	Value Area:			Valu	e Area: 0		Sub	0.2 Hect Abs Pis sidy at E0 per u Sustair 30% 70:30 (S Vali	dwellings (50 F are site @(250 E cross profit: (179 orption: 50 units anning gain at 10 nit (rent) & E0 prability at £1800 o Affordable Ho ocial Rent to Inte ue Area: 0	PH) dph. b) p.a. D% er unit (interm per unit using	ediate)		e Area: 0			Valu	ue Area: 0	
	0 dwellings (0 0 site @(0) dp	h.		0 site	ellings (0) @(0) dph.			0 site	vellings (0) e @(0) dph.			0 site	ellings (0) @(0) dph.			0 site	ellings (0) e @(0) dph.	
	Gross profit: 0 Absorption: 0			Gro: Abs	ss profit: 0 orption: 0			Ab	oss profit: 0 sorption: 0			Gro Abs	ss profit: 0 orption: 0			Gro Abs	ss profit: 0 sorption: 0	
	Planning gain at 0 Subsidy at 0	%			ng gain at 0% bsidy at 0				ng gain at 0% ubsidy at 0				ng gain at 0% bsidy at 0				ng gain at 0% ibsidy at 0	
	Sustainability at 0% Affordable Ho			Susta 0% Affor	inability at 0 dable Hous	ing		O% Affo	ainability at 0 rdable Hous	ing			inability at 0 dable Hou	sing		Susta 0% Affor	inability at 0 dable Hous	ing
TEST 18	0 3 SHEET 1		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	GREENFIEL		1		INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFOR	
	DOWN MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP _	0	DOWN -	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
	1 1	-	0	-	-		o	-	-	-	o	-	-	-	o	0%	0%	0%
		-	0	-	-		0		-		0	-	-:-		0	0% 0%	0% 0%	0% 0%
		-	0	-	-		0	-	-		0	-		-	0	0%	0%	0%
			0	-	-	-	0		-		0	-		-	0	0%	0%	0% 0%
· 📙			0				0		-		0	_		-	0	0%	0%	0%
			0		-		0	-	-		0	-		-	0	0%	0% 0%	0%
· 📙		-	0	-	-		0	-	-		0	-		-	0	0%	0%	0%
, <u> </u>		-	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
· 📙		-	o o	-	-		0	-	-		o	-	-	-	0	0% 0%	0% 0%	0% 0%
			0	-	-	-	0	- ,	- /alue Area:	-	0	-	-	-	0	0%	0%	0%
								Р	O dwellings (0) O site @(0) dph Gross profit: 0 Absorption: 0 Ianning gain at 0 Subsidy at 0 Sustainability at Affordable Hou	%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 19 SHEET 1 OWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 ON Affordable Housing 0 TEST 19 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Value Area: O dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Southambelly at 0 Southambelly at 0 Southambelly at 0 Set 19 SHEET 1 GREENRELD DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substainshilly at 0 O% Affordable Housing 0 TEST 19 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	O site @(Õ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 GREENFELD OOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Gross profit: 0 Absorption: 0 Planning gain at 0%
Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O'& Affordable Housing 0 EST 19 SHEET 1 COWN MICCLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0	Absorption: 0 Planning gain at 0%
Planning gain at 0% Subsidiy at 0 Substainability at 0 O% Affordable Housing O Substainability at 0 O Substainability at 0 O Substainability at 0 O Substainability at 0 O O O O O O O O O	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Planning gain at 0% Subsidy at 0	Planning gain at 0%
Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 19 SHEET 1 COWN MODEL UP	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1	Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at 0	
Sustainability at 0 % Affordable Housing 0 EST 19 SHEET 1 GREENFELD DOWN MIDDLE UP	Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1	Sustainability at 0 0% Affordable Housing		Subsidy at 0
O GREENFIELD GREENFIELD UP	TEST 19 SHEET 1	0% Affordable Housing	Sustainability at 0	Sustainability at 0
EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	TEST 19 SHEET 1		0% Affordable Housing	0% Affordable Housing
DOWN MIDDLE UP		TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0 -	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
1 1 1	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	ŏ = = =	š <u></u>	ŏ	0 0% 0% 0%
		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
EST 20 SHEET 1	TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP	0	0 OP	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0		0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
1 1 1	0	0	0	0 0% 0% 0%
	0 -	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0%
1 1	0	0	0	0 0% 0% 0%
1 1 1	0 -	0	0	0 0% 0% 0%
	0 -	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0		0 0% 0% 0%
		Value Area: 0 0 dwellings (c) 0 site #(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing		

Figure 29 - Sensitivity Testing

Signaturings: 50 Flation O 2 Headers and ECC (CPM) (ph) Assertings: 50 Flation Assertings:	Figure 29 - Serisi	LIVI															
Margare Note Table Margare		c	50 dwelli	ngs (50 Fla	ats)		50 dwell	lings (50 FI	ats)	0	50 dwell	ings (50 FI	ats)		50 dwellii	ngs (50 Fla	
Company Comp	Gross profit: (20%) Absorption: 50 units p.a.		Gross Absorptio	profit: (20%) on: 50 units p.	a.		Gross Absorpt	s profit: (20%) ion: 50 units p.	a.		Gross Absorpti	profit: (20%) ion: 50 units p	.a.		Gross Absorption	profit: (20%) n: 50 units p.a	
Text Security Text Tex	Subsidy at £0 per unit (rent) & £0 per unit (intermedial Sustainability at £1800 per unit 20% Affordable Housing		idy at £0 per unit (Sustainability 20% Affo	rent) & £0 per u y at £1800 per rdable Hou	nit (intermediat unit using		idy at £0 per unit Sustainabili 20% Affo	(rent) & £0 per u ity at £1800 pe ordable Hou	nit (intermediate) · unit is ing		dy at £0 per unit Sustainabili 20% Affo	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediat r unit using		ly at £0 per unit (re Sustainability 20% Affor	ent) & £0 per uni y at £1800 per rdable Hous	unit s ing
No.	TEST 1 SHEET 1				mediate)				mediate)				rmediate)		1 SHEET 1		
March Marc	DOWN MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP			MIDDLE	UP
March 10 10 10 10 10 10 10 1			**				**				**				97% 134%		
March 15			**				**				**				243% 289%		
The color of the	2014	2014	**		* >	2014	**	A)	A P	2014	**	(*	A >	2014	-1230%	75%	44%
10 12 1 1 1 1 1 1 1 1	2016	2016	**			2016	•••	**	A F	2016	**	**	A >	2016		109% 99%	47%
The content of the			**		*)		**				**	A)			-3151% 376%	83% 71%	
Second			~ ~	* >			• •				• •	* >			174%	62%	
The color of the	2021	2021		A >	* >	2021		A.)	A >	2021	- ;;	A)	A.)	2021	83%	50%	33%
100 1															68% 59%		
			A)				A)				A)						29% 29%
Statement Stat			43					**	**								29%
Substandelly at 1180 per unit 70.30 (Scotta entity at 11	50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100%		50 dwellii 0.2 Hectare si Gross Absorptio Planning	ngs (50 Fla te @(250 Dl profit: (20%) on: 30 units p. g gain at 100%	ats) PH) dph. a.		osidy at E0 per u Sustain 20% 70:30 (S Value 50 dwell 0.2 Hectare s Gross Absorpti Plannir	unit (rent) & E0 pnability at £1800 6 Affordable He local Rent to Infe Area: IWC llings (50 H little @(250 U s profit: (20%) lon: 30 units p. ng gain at 1009	er unit (interme per unit susing ermediate) ats) PH) dph.	0	50 dwell .2 Hectare s Gross Absorpti Plannin	ings (50 H ite @(250 D profit: (20%) ion: 30 units p ig gain at 100%	ats) IPH) dph. .a.		50 dwellii 3.2 Hectare sii Gross Absorptio Planning	ngs (50 Fla te @(250 DP profit: (20%) in: 30 units p.a i gain at 100%	H) dph.
20% Affordable Housing 30% Affordable Housing	Subsidy at £0 per unit (rent) & £0 per unit (intermedial	e) Subs	idy at £0 per unit (rent) & £0 per ur	nit (intermediat	te) Subsi	idy at £0 per unit	(rent) & £0 per u	nit (intermediate)	Subsit	dy at £0 per unit Sustainabili	(rent) & £0 per u	nit (intermediat	e) Subsid	ly at £0 per unit (re	ent) & £0 per uni	t (intermediate) unit
Test 2 select	20% Affordable Housing	70	20% Affo	rdable Hou	ısing	70	20% Aff	ordable Hou	ısing	70	20% Affo	ordable Hou	using	70	20% Affor	rdable Hous	sing
DOWN MODE UP DOWN MODE	TEST 2 SHEET 1				mediatey				mediatey				mediate	TEST	2 SHEET 1		
201	DOWN MIDDLE UP		DOWN		UP		DOWN			1	DOWN					MIDDLE	UP
2013	2011	2011	**	4.)	.,	2011	••	4)		2011	**	4)		2011	107% 160%		
10 10 10 10 10 10 10 10			**				• •				* *				269% 522%	57% 63%	
1986			**				**	1 *			**	**				84%	
1985	2016	2016	**			2016	•••	**	* >	2016	**	**	A >	2016	-232% -438%	93%	45%
2022			**		*)		**	A)			**	A P			1570% 277%	78% 67%	
2022			••								• •				147%		
2024	2021	2021		A >	A >	2021	* >		A >	2021	1.4	. >	A >	2021	77%	48%	32%
2026	2023																
Value Area: Two So dwellings (30 Tats) O.2 Hercetes the (200 CPH) qph. Absorption: 30 units p.a. Planning gain at 100% So dwellings (30 Tats) O.2 Hercetes the (200 CPH) qph. Absorption: 30 units p.a. Planning gain at 100% So dwellings (30 Tats) O.2 Hercetes the (200 CPH) qph. O.2 Hercete																	29% 29%
Substitute Sub			*>				* >	**	**		A >						
Subsidy at 1.0 per unit (emmediate) Subsidy at 1.0 per unit (emmed	50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a.	C	50 dwelli 0.2 Hectare si Gross Absorptio	ngs (50 Fla te @(250 Dl profit: (20%) on: 70 units p.	ats) PH) dph. a.	T	0.2 Hector (C) Absorption (C) Absorp	tare site @(250 Gross profit: (20 sorption: 30 unit anning gain at 1 init (rent) & £0 ; nability at £1800 6 Affordable He social Rent to Init e Area: Two lings (50 Fl site @(250 D s profit: (20%) lon: 70 units p.	PH) dph. %) s p.a. 50% eer unit (interme unit unit unit unit unit unit unit unit		50 dwell 2 Hectare s Gross Absorpti	ings (50 FI ite @(250 D profit: (20%) ion: 70 units p.	ats) PH) dph. .a.	C	50 dwellin 0.2 Hectare sit Gross Absorptio	ngs (50 Fla te @(250 DP profit: (20%) n: 70 units p.a	
DOWN MIDGLE UP DOWN M	Subsidy at £0 per unit (rent) & £0 per unit (intermedial Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1	70	idy at £0 per unit (Sustainability 20% Affo D: 30 (Social F	rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	nit (intermediat unit using	70	Sustainabili 20% Affo 3:30 (Social	(rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inte	nit (intermediate) · unit I sing	70	Sustainabili 20% Affo 30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	init (intermediat ir unit us ing	70	ly at £0 per unit (re Sustainability 20% Affor 0:30 (Social F 3 SHEET 1	ent) & £0 per uni y at £1800 per rdable Hou: ent to Interi	unit s ing mediate)
2011	DOWN MIDDLE UP		~ ~	MIDDLE			• •	MIDDLE	**		DOWN		**	2010	DOWN 98%	MIDDLE 44%	UP 34%
2014	2011	2012		A >	A >	2012		A)		2012	**	A)		2011		56%	39%
2015	2014	2014	**	A)	A }	2014	**	A)	A)	2014	**	A)	A)	2014	324% -15477%	59% 72%	43%
2016	2016	2016	**	**	A)	2016	**	**	A)	2016	**	**	A)	2016	-173% -257%	116% 106%	51% 48%
2019	2017	2017	**	A)	A)	2017		4.7	A)	2017	**	**	A)	2017	-876% 556%	88% 74%	44%
2021			**	A >	A)		**	A)	A)		**	A)	A)		206% 125%	64% 57%	38%
2023 2023 2023 2023 2023 2023 2023 2023 2023 2024 2024 2024 2024 2024 2024 2024 2024 2024 2024 2024 2024 2024 2025	2021		4 *	A)	A >	2021	4 *	A)	* >	2021	* *	A)	A >		89% 72%	51%	33%
2026	2023	2023	A >	**	**	2023	* >	**	**	2023		**	**	2023		43%	30%
Value Area: Two 50 dwellings (50 Flats) 0.2 Hectare (4050 DH) diph. 0.2 Hectare (4050 DH) diph. Gross profit: (20%) Absorption: 70 units p.a. Absorption: 70 units p.a.	2025	2025		**	**	2025		**		2025	A >	**	**	2025	54%	41%	29%
Planning gain at 100% Subsidy at E0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing 7-0-100 cited Ren't to Intermediate)					'		50 0.2 Hec (Abs Pli osidy at E0 per u Sustain 20%	alue Area: 1 dwellings (50 tare site @(250 Gross profit: (20 sorption: 70 unit anning gain at 1 unit (rent) & E0 p nability at £1800 6 Affordable He	WO Flats) DPH) dph. 36) s p.a. 30% eper unit (interme								

50 dv 0.2 Hectar G Abso Pla Subsidy at £0 per Sustain	alue Area: Two wellings (50 Fla re site @(250 Df Gross profit: (20%) orption: 50 units p. anning gain at 50% unit (rent) & £0 per ur lability at £1800 per	ats) PH) dph. a. hit (intermediate)		dwellin 2 Hectare si Gross Absorptio Plannin dy at £0 per unit (profit: (20%) on: 50 units p.a g gain at 50%	i. it (intermediate		dwellir 1.2 Hectare s Gross Absorpti Plannii dy at £0 per unit	profit: (20%) on: 50 units p. ig gain at 50%	it (intermediate)		dwellin 2 Hectare si Gross Absorpti Plannir dy at £0 per unit i	profit: (20%) on: 50 units p. ng gain at 50%	ts) PH) dph. .a. nit (intermediate		dwelling 0.2 Hectare sit Gross p Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per uni	t (intermediate)
20% F	Affordable Hou cial Rent to Inter	ısing	70	20% Affo 30 (Social F	rdable Hou:	sing	70	20% Affo 0:30 (Social	rdable Hou	sing	70	20% Affo :30 (Social I	rdable Hou	using	7	20% Affor 0:30 (Social R	dable Hous	sing
TEST 4 SHEET 1		•		4 SHEET 1	INDUSTRIAL1	•		4 SHEET 1	INDUSTRIAL2	•		4 SHEET 1	PDL	•		4 SHEET 1	TION TO AFFORI	
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	A A	**	2010 2011	**	**		2010	**	* *	A P	2010	**	**	**	2010	84% 111%	42% 46%	32% 34%
2012	A)	4)	2012 2013	**	A)	A)	2012	**	A)	A }	2012 2013	**	A)	.,	2012	174%	52% 54%	37% 38%
2014	4.7	4)	2014	**	4)	->	2014		4)	4)	2014		4)	4)	2014	1177%	69%	42%
2015	• •	A)	2015 2016	**	~ v		2015		4.4	A }	2015 2016	••	**	A)	2015	-315% -771%	93%	47%
2017	A >	* >	2017	**	A >	* >	2017	V V	*	*	2017	**	1.4	A >	2017	695%	74%	41%
2018	A P	* >	2018 2019	**	4)	A)	2018	**	* >	A P	2018 2019	**	* >	*)	2018	234% 136%	65% 57%	38%
2020	A)	A)	2020 2021	**	A >	* >	2020	v v	A >	A >	2020 2021	4.4	A >	->	2020	95%	52% 47%	34% 32%
2022	**	**	2022	* >	**	**	2022	* >	**	**	2022	* >	**	^ ^	2022	62%	43%	30%
2023	**	**	2023 2024	*)	**	**	2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	55% 52%	41% 40%	29% 29%
2025	**	**	2025	4.)		**	2025	* >	**	**	2025	4)	**		2025	50%	39%	28%
2026	**	**	2026	.,	**		2026	Vá	lue Area: T	wo	2026	.,	**	**	2026	49%	41%	28%
50 dv 0.2 Hectar G Abso	alue Area: Two wellings (50 Fla re site @(250 Df gross profit: (20%) orption: 50 units p.: anning gain at 200%	ats) PH) dph. a.	0	dwellin 2 Hectare si Gross Absorptio	Area: Two gs (50 Flats te @(250 DP profit: (20%) on: 50 units p.a. g gain at 200%	s) PH) dph.		plosidy at E0 per u Sustain 20% 70:30 (S Value dwellir 1.2 Hectare s Gross Absorpti	Affordable Ho cial Rent to Int	on er unit (interme per unit using ermediate) S) PH) dph.		dwellin 2 Hectare si Gross Absorpti	e Area: Two gs (50 Flat ite @(250 D) profit: (20%) on: 50 units p. g gain at 200%	ts) PH) dph. .a.		dwelling 0.2 Hectare sit Gross _I Absorptio	Area: Two gs (50 Flats e @(250 DP or: 50 units p.a gain at 200%	s) H) dph.
Subsidy at £0 per Sustains 20% A 70:30 (Soc	unit (rent) & £0 per un lability at £1800 per Affordable Hou cial Rent to Inter	nit (intermediate) · unit isina	70	sustainability 20% Affo 30 (Social F	rent) & £0 per un y at £1800 per rdable Hou:	unit sing	70	dy at £0 per unit Sustainabili 20% Affo 0:30 (Social	rent) & £0 per un y at £1800 per rdable Hou	it (intermediate) unit sing	70	Sustainabilit 20% Affor: 30 (Social I	(rent) & £0 per u ty at £1800 per ordable Hou	nit (intermediate r unit using	7	dy at £0 per unit (re Sustainability 20% Affor 0:30 (Social R	ent) & £0 per uni at £1800 per dable Hou:	unit sing
TEST 5 SHEET 1	GREENFIELD		TEST !	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDUC	TION TO AFFORI	DABLE
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 139%	MIDDLE 49%	UP 36%
2011	* *	*)	2011 2012	**	A)	*)	2011	••	.,	A)	2011 2012	••	.,	4.)	2011	227%	55%	38% 42%
2013	A)	A)	2013	**	* >	*)	2013	Ť	A)	* >	2013	Ť	A)	*)	2013	6738%	69%	43%
2014	**	*)	2014 2015	* *	* *	*)	2014 2015	**	**	A >	2014 2015	**	**	A)	2014 2015	-241% -112%	163%	48% 56%
2016	**	A)	2016 2017	**	**	4)	2016	**	**	A }	2016 2017	**	* *	A)	2016	-147% -261%	141% 109%	52% 48%
2018	**	A)	2018 2019	**	A)	4)	2018 2019	**	(v	A }	2018 2019	••	**	A)	2018 2019	-1570% 370%	87% 73%	44% 40%
2020	A }	A)	2020 2021	* *	A >	A)	2020	* *	A)	A }	2020	* *	A)	4.)	2020	170%	64% 56%	37% 35%
2022	A P	A >	2022	*)	*)	A >	2022	<u> </u>	* >	A }	2022	- ;;	* >	*)	2022	83%	51%	33%
2023	**	* *	2023 2024	* >	* *		2023 2024	*)	* *	* *	2023 2024	A)	* *	**	2023	70% 65%	47% 46%	31% 31%
2025	**	**	2025 2026	4)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	61%	45% 47%	30% 30%
50 dv 0.2 Hectar G Abso Pla Subsidy at £48500 per Substain	alue Area: Two wellings (50 Fla re site @(250 Df iross profit: (20%) orption: 50 units p.; nning gain at 100% ir unit (rent) & £26000 per sublility at £18000 per	ats) PH) dph. a. unit (intermediate)		dwellin 2 Hectare si Gross Absorptic Planning at £48500 per unit (profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per v at £1800 per	s) PH) dph. i. unit (intermedia:	C	0.2 Hect Co Abs Pi Sidy at E0 per u Sustair 20% 70:30 (S Value dwellir 1.2 Hectare s Gross Absorpti Sustairashiii Sustairashiii	ability at £1800 Affordable Hotocial Rent to Into Area: Two gs (50 Flat te @(250 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per yat £1800 per	DPH) dph. 6) 1: p.a. 10% er unit (interme per unit using ermediate) S) PH) dph. 1. unit (intermediate)	0	dwellin 2 Hectare si Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per	ts) PH) dph. .a. 6 r unit (intermediate		dwelling 0.2 Hectare sit Gross p Absorptio Planning by at £48500 per unit (0 Sustainability	orofit: (20%) n: 50 units p.a gain at 100% tent) & £26000 per v at £1800 per	s) 'H) dph. unit (intermediate) unit
20% A	Affordable Hou cial Rent to Inter	sing		20% Affo 30 (Social F 6 SHEET 1	rdable Hous	sing		20% Affo 0: 30 (Social 6 SHEET 1	rdable Hou	sing		20% Affo : 30 (Social I	rdable Hou	using	7	20% Affor 0:30 (Social R 6 SHEET 1	dable Hous	sing
DOWN	GREENFIELD	LIP		DOWN	INDUSTRIAL1 MIDDLE	LIP		DOWN	INDUSTRIAL2 MIDDLE	LIP		DOWN	PDL MIDDLE	LIP			TION TO AFFORI	DABLE
2010	A A	0F	2010 2011	A)	MIDDLE	A A	2010	A)	MIDDLE	0F	2010 2011	**	MIDDLE	A A	2010	70%	35% 38%	28% 30%
2012	A)	* >	2012		*)	* >	2012	**	*)	* >	2012	vv		->	2012	175%	44%	32%
2013	A }	* >	2013 2014		A)	* >	2013 2014	**	* >	4 2	2013 2014	**	*	A)	2013 2014	209% -897%	46% 59%	32% 36%
2016	(*	4)	2015 2016	* *	(v	4)	2015 2016	**	(v	A }	2015 2016	**	**	A)	2015 2016	-146% -240%	86% 79%	41% 39%
2017	A)	A)	2017 2018	* *	A)	4)	2017 2018	**	A)	A }	2017 2018	**	A)	A)	2017	-2393% 289%	67% 58%	37% 34%
2019	A)	A >	2019 2020		A)	A >	2019	**	* >	A }	2019 2020	**	* >	A >	2019	135%	51%	32%
2021	A)	**	2021	A)	**	**	2021	A >	**	**	2021	A >	**	**	2021	67%	42%	29%
2022	**	**	2022 2023	A P	**	**	2022 2023	A Þ	1 1	**	2022 2023	1	1 1	**	2022 2023	56% 49%	38% 36%	27% 27%
2024	**	**	2024 2025	A }	**	**	2024 2025	4)	**	**	2024 2025	*)	**	**	2024 2025	46% 44%	36% 35%	26% 26%
2026		**	2026		**	**	2026	* >	lue Area: T	**	2026		**		2026	44%	36%	26%
							Subsidy	50 0.2 Hect C Abs Pla at £48500 per u Sustain 20%	dwellings (50 F are site @(250 F ross profit: (20 orption: 50 unit: nning gain at 10	lats) DPH) dph. 6) p.a. 10% 100 per unit (int per unit	ermedia	te)						

	50 dwelli 2 Hectare si Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	ats) PH) dph. a. 6 r unit (intermediate		dwellin .2 Hectare si Gross Absorptio Planning at £25000 per unit (profit: (20%) on: 50 units p.; gain at 100% rent) & £22000 per	s) PH) dph. a. unit (intermedia)		dwellir 0.2 Hectare s Gross Absorpt Plannir at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	ts) PH) dpha. 6 er unit (intermediate		dwellir .2 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pi	ts) PH) dph. .a. 6 r unit (intermedia		dwellin D.2 Hectare si Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermediate)
70	Sustainabilit 20% Affo 30 (Social F	y at £1800 per rdable Hou Pent to Inter	ısing	70	Sustainability 20% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing	7/	Sustainabili 20% Affo 0:30 (Social	ty at £1800 pe ordable Ho	using	70	Sustainabili 20% Affo 30 (Social	ty at £1800 pe ordable Ho	using	7	Sustainabilit 20% Affo 0:30 (Social I	ty at £1800 per ordable Hou	sing
	7 SHEET 1	GREENFIELD	mediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	(mediate)		7 SHEET 1	PDL	illediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 39%	UP
2011	**	* *	**	2011	* *	* *	**	2011	**	**	A A	2011		A >	**	2011	112%	43%	30% 32%
2012 2013	**	A P	A)	2012 2013	**	A)	A)	2012	••	A)	A)	2012 2013	**	A)	A)	2012	204% 243%	49% 51%	35% 35%
2014 2015	**	* >	4)	2014 2015	**	* >	A >	2014	•••	A)	A)	2014 2015	**	. ,	A)	2014	-1038% -167%	66%	39% 45%
2016	V V	V V	. >	2016	• •	* * *		2016	• •	4.4	A 3	2016	**	ÜÜ	A)	2016	-274%	87%	42%
2017 2018	**	A }	A >	2017 2018	**	A)	* >	2017	**	A >	A >	2017 2018	**	(v	A)	2017	-2714% 326%	63%	39% 37%
2019 2020	**	A } A }	A)	2019 2020	* *	A)	4)	2019	• •	A)	A }	2019 2020	* *	A)	4)	2019	152% 98%	55% 50%	34% 32%
2021 2022	A)	A P	* *	2021 2022	A)		4)	2021	A)	.,	* *	2021 2022	(v	4)	* *	2021	74%	45% 41%	30% 29%
2023	4	**	**	2023		**	**	2023	* >	**		2023		**	**	2023	53%	39%	28%
2024 2025	* >	**	**	2024 2025	*)	**	**	2024 2025	A >	**	**	2024 2025	* >	**	**	2024 2025	50% 48%	38% 38%	28% 27%
2026	*)	**	**	2026	.,	**	**	2026	Va	1 Area: 1	Two	2026	.,	**		2026	47%	39%	27%
Subsidy	50 dwelli 2 Hectare si Gross Absorpti Planning at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	ats) PH) dph. a. b. crunit (intermediate runit) Subsidy	dwellin 2 Hectare si Gross Absorptio Planning at £36000 per unit (Sustainabilit; 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £24000 per y at £1800 per rdable Hou	s) PH) dph. a.	C (ie) Subsidy	at £25000 per u Sustain 20% 70:30 (S Value dwellir 0.2 Hectare S Gross Absorpti Plannir v at £36000 per unit Sustainabili 20% Affe	hability at £180 Affordable Hocal Rent to In the Collar Rent to In the Collar Rent to In the Collar Rent Rent Rent Rent Rent Rent Rent Rent	000 per unit (ini p per unit opusing ousing termediate) ts) PH) dph. a. 6 or unit (intermediate or unit unit unit unit unit unit unit unit	O) Subsidy	Value dwellin .2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	ts) PH) dph. .a. 6 r unit (intermedia r unit using	nte) Subsid	dwellin D.2 Hectare si Gross Absorpti Plannin y at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) PH) dph. a. unit (intermediate) unit sing
	:30 (Social F B SHEET 1	Rent to Inter	mediate)		1:30 (Social F 8 SHEET 1	Rent to Inter	mediate)		8 SHEET 1	Rent to Inte	rmediate)		30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 8 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1	1			INDUSTRIAL2				PDL				CTION TO AFFOR	DABLE UP
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	76%	MIDDLE 37%	29%
2011 2012	**	A h	**	2011 2012	**	A A	**	2011	•••	**	**	2011 2012	**	A >		2011	190%	41% 47%	31% 34%
2013 2014	**	A P	A)	2013 2014	**	A)	A)	2013 2014	• •	A)	A >	2013 2014	**	A)	A)	2013 2014	-971%	49% 63%	34% 38%
2015 2016	**	**	4)	2015 2016	**	~ v	A)	2015 2016	•••	1.7	A)	2015 2016	**		A)	2015 2016	-157% -258%	91% 83%	43% 41%
2017	**	* >	* >	2017 2018	* *	A)	* >	2017	**		A >	2017	**	4.4	A >	2017	-2563%	71%	38% 36%
2019	**	A):	A)	2019	**	A >	A)	2019	**	A)	A P	2019	**	A)	4)	2019	144%	53%	33%
2020 2021	¥ ¥	A }	*>	2020 2021	A >	A)	A >	2020	A >	A >	A >	2020 2021	+ + + +	A)	A)	2020	93% 70%	48% 43%	31% 30%
2022 2023	* >	**	**	2022 2023	*)	**	**	2022	* >	**	**	2022 2023	4)	**	**	2022	58% 51%	40% 38%	28% 27%
2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	48% 46%	37% 37%	27% 27%
2026	A)	**	**	2026	**	**		2026	* >	ilue Area:	**	2026	*>	**		2026	46%	38%	27%
	0 dv 0 site Gro	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0			dw 0 site Gro	ie Area: 0 ellings (0) @(0) dph. ss profit: 0		Subsidy	0.2 Hec Abs Pli at £36000 per u Sustaii 20% 70:30 (S Val dv 0 sit Gn	dwellings (50 care site @(250 care site site site site site site site sit	DPH) dph. 196) Is p.a. 00% 000 per unit (in 0 per unit ousing	termedia	Valu dw 0 site Gro	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0	
	Planni	ng gain at 0%			Plannir	ng gain at 0%			Plann	ing gain at 0%			Planni	ng gain at 0%			Planni	ng gain at 0%	
	Susta	ibsidy at 0 ilnability at 0 rdable Hous			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0 rdable Hou			Susta	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 ainability at 0	
	9 SHEET 1	0	sing		9 SHEET 1	dable Hous	sirig			0	ising			rdable Hou 0	sirig			rdable Hous 0	sirig
IESI		GREENFIELD	un	IESI		INDUSTRIAL1	UP	IESI	9 SHEET 1	INDUSTRIAL2	Lin	IESI	9 SHEET 1	PDL	un	IESI	9 SHEET 1 REDUI	CTION TO AFFOR	DABLE UP
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	-	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	- :	-	-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
0	-	-	- 1	0			-	0		-	-	0	= =		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	=	-	=	0	0%	0% 0%	0% 0%
0			-	0		-	-	0	=	-	-	0		-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	=	0	-	-	-	0	-	-	=	0	0% 0%	0% 0%	0% 0%
0			-	0	-	-	-	0	-	-	-	0	=	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	=	0	0% 0%	0% 0%	0% 0%
0 0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0% 0%	0% 0%	0% 0%
									F	Jalue Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho) h. o o%								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 dv 0 site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ng gain	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	te Area: 0 Bilings (0) (8 (9) dph) ss profit: 0 oroption: 0 g gain at 0% soldy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gre Gre Ab Planni Ss Susta O% Affor 10 SHEET 1 DOWN	ue Area: 0 vellings (o) vell	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	Je Area: 0 rellings (0) e e @(0) dph. sss. profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng ga	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dwo O site Gros Abs Plannin Sul Susta O% Affor	e Area: O allings (0) (2) (2) (2) (3) (3) (4) (4) (4) (5) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	
Subs	Value Area: Two Sustainability at E00 per unit Cores profit: (20%) Cores profit:										using SS) PH) dph. a. b. c. init (intermediate) unit unit unit unit unit unit unit unit	Subsit	dwellin 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabil	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	ts) PH) dph. a. 6 init (intermediate unit) Subsid	dwelling 0.2 Hectare sit Gross Absorptic Planning y at E0 per unit (re Sustainabilit 20% Affor 0: 30 (Social R	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per uni y at £600 per u rdable Hou:	t (intermediate) unit sing mediate)
2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	**																	
Subs	Value Area: Two 50 dwellings (5 Di Falts) 0. 2 Hectare site @ (250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Sustainability at 6D per unit (ener) & 6D per unit (enermediate) Sustainability at 6D per unit 20% Affordable Housing 0.3 (Social Rent to Intermediate) 70.3 (Social Rent to Intermediate) TEST 12 SHEET 1 GREENFIELD ODWN MIDDLE UP DOWN																		
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4)	A A A A A A A A A A A A A A A A A A A	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	(v vv vv vv vv vv vv vv vv vv	A) A	A) A	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	(v vv vv vv vv vv vv vv vv vv	A) A	A) A	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	A) A	41 41 41 41 41 41 41 41 41 41 41 41 41	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	8.4% 1111% 175% 198% 1048% -311% -754% 710% 236% 137% 95% 55% 55% 52%	42% 46% 52% 55% 68% 93% 86% 75% 57% 52% 47% 43% 41% 40%	32% 34% 37% 38% 42% 44% 41% 38% 36% 34% 32% 30% 29% 29%
2026	4)	**	**	2026	4)	**	**	2026	Va 50 0.2 Hect G Abs Pla osidy at E0 per u Susta 20%	nlue Area: T dwellings (50 F are site @ (250 I Gross profit: (20 corption: 50 units	WO Flats) DPH) dph. 36) s p.a. 100% eer unit (intermeter unit	2026	4)	**	**	2026	50% 49%	40%	28%

Subsit	50 dwelli 2 Hectare si Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 1005 rent) & £0 per u y at £1800 per rdable Ho	ats) PH) dph. .a. .a init (intermediater unit using	e) Subsi	dwellir .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	dwellin 1.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	e Area: Two ngs (50 Fla ite @(250 D s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	ts) PH) dph. a. bi init (intermediate) r unit using	Subsit	dwellir 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ts) PH) dph. .a. .a. .init (intermediater unit using	e) Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable House	H) dph. t (intermediate) unit
iESi		GREENFIELD		1231		INDUSTRIAL1	,	1231		INDUSTRIAL2		1231		PDL		1231	REDU	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 84%	MIDDLE 38%	UP 29%
2011	**	A)	A)	2011	**	4)	A)	2011		A)	4)	2011	**	4)	A)	2011	117% 213%	42% 49%	31% 33%
2013	• •	A >	. >	2013	• •	. >	A >	2013	• •			2013	• •	. >	A >	2013	253%	51%	34%
2014	•••	* *	A)	2014	**	A) V V	A)	2014	**	*)	A)	2014	**	*)	A }	2014	-1075% -172%	65% 94%	38% 42%
2016	~ ~	**	*)	2016	**	A)	*>	2016	~ ~	4.4	A)	2016	**	~~	A.)	2016	-279%	85% 72%	40%
2017 2018	• •	A)	A)	2017	• • •	A)	* >	2017	• • •	A)	4)	2017 2018	**	(v	A)	2017	-2737% 325%	72% 61%	37% 34%
2019 2020	••	4)	A)	2019	••	A)	4)	2019	**	A):	4)	2019 2020	••	4)	A)	2019	150%	53% 47%	32% 30%
2021	A)	* >	* >	2021	A)	A >	* >	2021	A)	A >	A P	2021	(*		A >	2021	72%	43%	28%
2022	A)	**	**	2022	A >	**	**	2022	A)	**	**	2022 2023	4)	**	**	2022	59% 51%	39% 37%	26% 25%
2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	48%	36%	25%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	*)	**	**	2025 2026	46% 45%	35% 37%	25% 25%
2020	- /			2020	- /			2020	Va	alue Area: 1	wo	2020				2020	4376	3776	2576
Subsit	50 dwelli 2 Hectare si Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hor	ats) PH) dph. .a. .s. init (intermediater unit	e) Subsi	dwellir .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilii	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	ssidy at £0 per u Sustain 20% 50:50 (S Value dwellir 1.2 Hectare S Gross Absorpti Plannir dy at £0 per unit Sustainabilli 20% Affe	anning gain at 1 ininit (rent) & E0 ji haability at £1800 & Affordable Huccial Rent to Init B Area: Two Ings (50 Fla itte @ (250 D) profits (20%) lon: 50 units p. gg gain at 1009 (rent) & £0 per uty at £1800 pe profable Hou Rent to Inte	per unit (interme i per unit pussing ermediate)) (SS) PH) dph. (a. (b. (b.) (int (intermediate) r unit using	O Subsin	dwellir 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ts) PH) dph. .a. .a. .init (intermediater unit using	e) Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable House	H) dph. t (intermediate) unit
	14 SHEET 1		illieulate)		14 SHEET 1		mediate)		14 SHEET 1		mediate)		14 SHEET 1	Kent to mite	imediate)		14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
2010	A >	**	**	2010	* >	**	* *	2010	* >	**	* *	2010	1 *	**	**	2010	54%	23%	17%
2011 2012	•••	**		2011	× v	.,	**	2011	**	4.7	**	2011 2012	**	**	**	2011	137%	26% 30%	18% 20%
2013 2014	• •	*)	A)	2013	**	A)	4)	2013	• •	4)	A)	2013 2014	• •	A)	A)	2013	162% -685%	31% 40%	20% 22%
2015		*)	->	2015	•••	A)	* >	2015	**	A)	A)	2015		A)	4)	2015	-109%	57%	25%
2016 2017	••	4)	A)	2016	**	A)	4)	2016	••	A)	4)	2016 2017	••	A)	A)	2016 2017	-175% -1692%	51% 43%	23% 21%
2017		*)	->	2017	~ ~	4)	4)	2017	**	4)	4)	2017		4)	4)	2017	198%	36%	19%
2019	* *	* *	* *	2019	¥ ¥	*)	* *	2019	A >	**	*)	2019 2020	* * *	*)	4.4	2019	89% 57%	31% 27%	18% 16%
2021		**	**	2021	* >	**	**	2021	* >	**		2021	* >	**	**	2021	42%	25%	15%
2022 2023	A)	**	**	2022	* >	**	**	2022	*)	**	**	2022 2023	4)	**	**	2022	34% 30%	22% 21%	14%
2024	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	28%	21%	14%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	27% 27%	21% 22%	14% 14%
	0 dw 0 site Gro Abs Plannii Su Susta 0% Affor	ie Area: 0 vellings (0) vellings (0) vellings (0) vellings (0) ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 ridable Hou 0		1151	dw. O site Gro Ab Planni Su Susta O% Affor	ie Area: 0 ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous	sing		0.2 Hecconditions of the control of	dwellings (50 tare site @ (250 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & E0 nability at £1800 6 Affordable Hocial Rent to Init we Area: 0 wellings (0) e @ (0) dph. ossorption: 0 ling gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0	DPH) dph. %) s p.a. D0% ser unit (interme) per unit valid		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0	ing
TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDU	CTION TO AFFORE	DABLE
0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0				ō				ō				ō				ō	0%	0%	0%
0	-		-	0	-	-	=	0			-	0		-		0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-		0	-	-		0	-	-		0	0%	0%	0%
0	-		-	0		-		0	-		-	0	-			0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-		0	-	-		0	-		-	0	-	-		0	0%	0%	0%
0			-	0	-			0				0		-	-	0	0%	0%	0%
0				0	-	-	-	0	-		-	0	-	-		0	0%	0%	0%
0	-		-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

0.2 F Subsidy at	50 dwellir Hectare sit Gross p Absorptio	profit: (25%) in: 50 units p gain at 100 rent) & £0 per y at £1800 p rdable Ho	lats) DPH) dph) o.a. % unit (interm er unit	ediate)	Subsic	dwelling 2 Hectare sit Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwellin 1.2 Hectare s Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p ng gain at 100% (rent) & £0 per u ity at £1800 pe ordable Hou	ts) PH) dph. a. 6 nit (intermediate) r unit using) Subsi	dwellir 1.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ts) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwellin D.2 Hectare si Gross Absorpti Plannin by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% rent) & £0 per unity at £1800 per prdable Hou	s) PH) dph. a. it (intermediate) unit sing
TEST 16 S	SHEET 1			T	EST	16 SHEET 1		mediate)		16 SHEET 1		inediate)	TEST	16 SHEET 1		iniediate)	TEST	16 SHEET 1		
	DOWN	GREENFIELD	UP	2		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
2010	- V	* >	A 1	2	010	DOWN.	*	A >	2010	DOWN	A >	A >	2010	- V	*	A >	2010	163%	50%	36%
2011	· ·	A P	A)		011 012	**	A)	A >	2011	**	A)	A >	2011	••	A >	4.)	2011	323% -1875%	56%	39% 43%
2013					013	**	*)	* >	2013		A)	4.)	2013	**	4.4	4)	2013	-781%	71%	43%
2014	~ ~	* *	A)		014	* *	* *	* >	2014	**	* *	* >	2014	**	* *	A >	2014	-166%	104%	49%
2015			A)		015 016			A }	2015	**	**	A }	2015 2016			A >	2015	-93%	195%	57% 53%
2017	· ·	**	A 1		017	**	**	A)	2017	**	**	A P	2017	**	**	A)	2017	-186%	122%	48%
2018	* *	77	A)		018 019	* *	* *	A)	2018	**		A):	2018 2019	* *	* *	A)	2018	-500%	94%	44% 40%
2019	**	* * *	A)		019 020	**	A)	* >	2019	**	A)	A >	2019	**	A)	A)	2019	205%	66%	40% 37%
2021	••	* >	A)		021	~ ~	* >	A >	2021	* *	A >	A >	2021	**	* >	* >	2021	121%	58%	35%
2022	A >	A P	A)		022 023	(v	A)	A)	2022	(v	4)	A >	2022	4.4	A)	A)	2022	88% 73%	52% 48%	33% 31%
2024	A)		A)		024	*)	A)	A)	2023	A >	A)	4.)	2023	A)	A)	A)	2023	67%	46%	31%
2025		* >	A)	2	025	A >		* >	2025	A >	A >	A >	2025	A >		A >	2025	63%	46%	30%
2026	* >	* >	A.)	2	026	* >	^)	* >	2026	*)	alue Area:	A >	2026	*)	^)	*)	2026	62%	48%	30%
		Area: Tw					Area: Two gs (50 Flat		Sul	0.2 Hec Ab: Pl osidy at E0 per t Sustai 20% 70:30 (S	dwellings (50 tare site @(250 faress profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & E0 nability at £180 fo GAffordable H cotal Rent to Ince Area: Twengs (50 Fla	DPH) dph. %) s p.a. 00% ber unit (intermed) per unit per unit per unit	ediate)		• Area: Two gs (50 Fla				e Area: Two	
O.2 F Subsidy at	Hectare sit Gross (Absorptio	te @(250 I profit: (17%) in: 50 units p gain at 100 rent) & £0 per y at £1800 p rdable Ho	OPH) dph) o.a. % unit (interm er unit ousing	ediate)	Subsic	Gross Gross Absorptio Planning dy at £0 per unit (i Sustainability	te @(250 DF profit: (17%) in: 50 units p.: gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit	e) Subs	0.2 Hectare s Gross Absorpt Plannir idy at £0 per unit Sustainabili	site @(250 D s profit: (17%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermediate) r unit using) Subsi	0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	ite @(250 D profit: (17%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	PH) dph. a. 6 nit (intermediat r unit using	e) Subsid	O.2 Hectare si Gross Absorpti Plannin by at £0 per unit (r Sustainabilit	ite @(250 Df profit: (17%) on: 50 units p.: g gain at 100% rent) & £0 per un ty at £1800 per prdable Hou	PH) dph. a. it (intermediate) unit sing
TEST 17 S	SHEET 1			T	EST	17 SHEET 1		mediate)	TEST	17 SHEET 1		iniediate)	TEST	17 SHEET 1	tent to mite	i i i i i i i i i i i i i i i i i i i	TEST	17 SHEET 1		
		GREENFIELD					INDUSTRIAL1				INDUSTRIAL2		4		PDL				CTION TO AFFOR	
2010	DOWN	MIDDLE	UP		010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 80%	MIDDLE 41%	UP 32%
2011	* *	**		2	011	**	**	**	2011	* *	**	**	2011	~ ~	**	**	2011	102%	45%	34%
2012		* >	A)		012 013	**	A >	A >	2012		A)	A >	2012 2013		*>	A >	2012	154%	51% 53%	37% 37%
2014		* >	A 1		014	**	A >	A)	2014	• •	A)	A)	2014	**	A >	A)	2014	540%	66%	41%
2015	* *	**	A)		015	**	* >	* >	2015	* *	1 🕶	A >	2015	* *	* *	A)	2015	-459%	88%	46%
2016	**	A)	A)	2	016 017	• • •	A)	A >	2016	**	A)	A >	2016 2017		A)	A)	2016	-2907% 445%	72%	44% 41%
2018	~ ~	* >	A 1	2	018	* *	A P	* >	2018	**	A >	A >	2018	••	* >		2018	199%	63%	38%
2019	**	*)	A 1		019 020	(*	A)	A >	2019	**	A)	A >	2019 2020	••	*)	4.)	2019	125% 90%	56% 51%	36% 34%
2021	A)				021	*)		**	2021	A >	**	**	2021	A)			2021	72%	46%	32%
2022	* >	**	**		022	* >	**	**	2022	.)	**	**	2022	A)	**	**	2022	61%	43%	30%
2023	4)				023 024	4)	**	**	2023 2024	A >	**	**	2023 2024	4)	**	**	2023 2024	54% 51%	41% 40%	29% 29%
2025	A)				025	4)	**	**	2025	A >	**	**	2025	A)	**	**	2025	49%	39%	28%
2026	* >	**		. 2	026	* >	**	**	2026	*)	alue Area:	**	2026	* >	**	**	2026	49%	41%	28%
(TEST 18 S	0 dw 0 site Gros Abs Plannin Sul Sustai	e Area: 0 ellings (0) @(0) dph sos profit: 0 orption: 0 g gain at 09 biskly at 0 nability at 0 dable Hou				dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous	sing		Abbook of Abbook	tare site @(250 Gross profit: (17 Sorption: 50 unil anning gain at £1 nability at £180 & Affordable H social Rent to In ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 along to the ubsidy at 0 along to the urdable Hou 0	%) s p.a. 00% oer unit (intermo p per unit ousling iermediate)		dw O site Gro Ab Planni Se Susta	ue Area: 0 ellings (0) el @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 eellings (0) eellings (0) eellings (0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 einability at 0 rdable House 0	sing
1231 18 3	SHEET I	GREENFIELD	,		ESI	10 SHEET I	INDUSTRIAL1		IESI	10 SHEET I	INDUSTRIAL2		IESI	10 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UF	,		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0			-	0				-	0	-	-	-	0			-	0	0%	0%	0%
0				0					o				0				0	0%	0%	0%
0	-	-	-	0		-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-			0				-	0		-	-	0	-		-	0	0%	0%	0%
o =				0					0		-		0				0	0%	0%	0%
0	-			0			-	-	0		-	-	0		-	-	0	0%	0%	0%
0		-		0		-		-	0	-	-	-	0	-			0	0%	0%	0%
ő				0					0	-	-		o	-			0	0%	0%	0%
0	-			0					0				o				0	0%	0%	0%
0				0					0		-		0				0	0%	0%	0%
0				0		-	-	-	0	-	-	-	Ö		-	-	-	0%	0%	0%
0	-			0					0				0				0	0%	0%	0%
0	-			0		-	-	-	0	_	- Value Area:	-	0		-	-	0	0%	0%	0%
										F	O dwellings (0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho	0%								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: O	O site @(Ŏ) dph. Gross profit: O	0 site @(0) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: O
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0 O% Affordable Housing O	Sustainability at 0 O% Affordable Housing O	Sustainability at 0 O% Affordable Housing O	Sustainability at 0 O% Affordable Housing O	Sustainability at 0 0% Affordable Housing 0
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
		6 <u></u>	o <u> </u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
ŏ <u></u>			ŏ <u></u>	0 0% 0% 0%
0	0			0 0% 0% 0%
		Value Area: 0		0 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0% 0% 0%
0		0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0 <u></u>		0 0% 0% 0% 0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	Value Area: 0	0	0 0% 0% 0%
		0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%		

Figure 30 - Sensitivity Testing

	Value 15 dwellin 83 Hectare s Gross Absorptic Planning by at £0 per unit (profit: (20%) n: 50 units p. gain at 1009	ee ses) PH) dph. a. 6 nit (intermediate)	0	Value 15 dwellin .83 Hectare : Gross Absorptic Planning	Area: Three gs (15 House site @(20 DF profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.		15 dwellin 0.83 Hectare Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. it (intermediate)		15 dwellin 0.83 Hectare : Gross Absorption Planning idy at £0 per unit (profit: (20%) on: 50 units p. g gain at 100%	ses) PH) dph. a. 6 nit (intermediate		15 dwelling 0.83 Hectare s Gross Absorptio Planning y at £0 per unit (re	orofit: (20%) n: 50 units p.a gain at 100%	es) H) dph. t (intermediate)
		rdable Hou	using			rdable Hou	sing			ordable Hou	sing			rdable Hou	ısing			dable Hous	sing
IESI		GREENFIELD	I	IESI		INDUSTRIAL1	1	IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	TION TO AFFORE	
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP +++	2010	DOWN 56%	MIDDLE 40%	UP 34%
2011 2012	**	0	**	2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	**	**	**	2011	56% 71%	40% 45%	34% 37%
2013 2014	**	1 *	A)	2013 2014	**	4)	A)	2013 2014	••	A)	A)	2013 2014	**	**	**	2013 2014	73% 74%	46% 47%	38% 38%
2015	· ·	••	1 *	2015	V V		A >	2015	- · ·	**	A P	2015	V V	**	**	2015	135%	61%	44%
2016 2017	**		4.7	2016 2017	**	(*	A)	2016 2017	•••	**	A P	2016 2017	• • •		**	2016 2017	118% 99%	59% 56%	42% 41%
2018 2019	**	**	A)	2018 2019	**	A)	4)	2018 2019	**	1 *	A } A }	2018 2019	* *	**	1.	2018 2019	83% 72%	53% 49%	39% 37%
2020	**		* >	2020		* >	* >	2020	**	۸)	* >	2020	**	- ; ;	4.4	2020	63%	46%	36%
2021 2022	**	()	**	2021 2022	4 *	**	**	2021 2022	1+	**	**	2021 2022	* *	**	() ()	2021	57% 52%	44% 42%	34% 33%
2023 2024	()	**	**	2023	4)	**	**	2023 2024	4.4	**	**	2023	· ·	••	4)	2023	48% 46%	40% 39%	32% 32%
2025	()	**	**	2025		**	**	2025	**	**		2025	**		€)	2025	45%	39%	31%
2026	()	0	**	2026	**	**	**	2026	A A	ue Area: Th	**	2026	**	**	0	2026	44%	39%	31%
Subsid	15 dwellin 83 Hectare s Gross Absorptic Planning ly at £0 per unit (Sustainabilit 30% Affo :30 (Social F	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. a. 6 nit (intermediate) r unit using	Subsid	15 dwellin 83 Hectare : Gross Absorptic Planniag dy at £0 per unit (Sustainabilit 30% Affo 0:30 (Social F	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) PH) dph. a. iit (intermediate) unit sing	C Subsi	sidy at £0 per u Sustain 30% 70:30 (S Value 15 dwellir 0.83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affic 2:30 (Social	hability at £1800 b Affordable Hocalal Rent to Into Cocial Rent to Into Cocial Rent to Into Into Into Into Into Into Into	er unit (interme per unit ussing ermediate) es es) es) es) es) es) es) es)	Subsi	15 dwellin 0.83 Hectare : Gross Absorpti Plannin; idy at £0 per unit (Sustainabilit 30% Affo 0:30 (Social F	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. a. 6 init (intermediate r unit) Subsid	15 dwelling J.83 Hectare s Gross Absorptic Planning y at £0 per unit (rr Sustainability 30% Affoi 0:30 (Social F	orofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per uni v at £1800 per	es) H) dph. t (intermediate) unit sing
TEST 2	SHEET 1	GREENFIELD		TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST	2 SHEET 1	TION TO AFFORE	DARI F
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 56%	MIDDLE 40%	UP 34%
2011	**	0	**	2011	(*	**	**	2011	· ·	**	**	2011	* *	• •	0	2011	58%	40%	34%
2012 2013	**	(+	4.7	2012 2013	**	**	.,	2012 2013	•••	A A	4.7	2012 2013	* *	**	**	2012 2013	71%	45% 46%	37% 38%
2014 2015	* *		4.4	2014 2015	**	4.4	4)	2014 2015	• •	(*	A }	2014 2015	* *	• •	**	2014 2015	78% 134%	48% 61%	38% 44%
2016	· ·	÷÷	1.	2016	**	4+	*)	2016	- · ·	**	* >	2016	V V	÷÷	**	2016	117%	59%	42%
2017 2018	* *		A)	2017 2018	**	4.4	4)	2017 2018	**	• • • •	A P	2017 2018	**	• •	**	2017 2018	98% 82%	56% 52%	40% 39%
2019 2020	**		A)	2019 2020	**	4)	4)	2019 2020	**	(v	A Þ	2019 2020	**	**	1.	2019	71% 63%	49% 46%	37% 36%
2021	**	()	**	2021	(*	**		2021	4.4	**	**	2021	**		•	2021	57%	44%	34%
2022 2023	4.4	4.4	**	2022 2023	*)	**	**	2022	4 *	**	**	2022 2023	* *	**	() ()	2022	52% 48%	42% 40%	33% 32%
2024 2025	(*	**	**	2024 2025	.,	**	**	2024 2025	* >	**	**	2024	**	* *	()	2024	46% 45%	39% 39%	32% 31%
2026	()		**	2026	**	**	**	2026	* *	ue Area: Th	**	2026	**		0	2026	45%	39%	31%
Subsid	15 dwellin .83 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 70 units p. g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. a. init (intermediate) r unit using	Subsid	15 dwellin .83 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	es) PH) dph. a. it (intermediate) unit sing	C Subsi	0.83 He C Abs Pit Sustair 30% 70:30 (S Value 15 dwellir 0.83 Hectare Gross Absorpti Plannin idy at £0 per unit 30% Affc	nability at £1800 Affordable Ho Cocial Rent to Int Area: Thre ags (15 Hous site @(20 Di profit: (20%) on: 70 units p. ag gain at 100% (rent) & £0 per ut y at £1800 per profable Hou	JPH) dph. (c) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d	O	15 dwellin 0.83 Hectare : Gross Absorptic Plannin idy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. a. 6 nit (intermediate r unit using) Subsid	15 dwelling 0.83 Hectare s Gross Absorptio Planning by at £0 per unit (re Sustainability 30% Affoi	orofit: (20%) n: 70 units p.a gain at 100% ent) & £0 per uni / at £1800 per rdable Hous	es) H) dph. t (intermediate) unit
	:30 (Social F SHEET 1	ent to Inte	rmediate)): 30 (Social F 3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1	Rent to Inter	mediate)		0:30 (Social F 3 SHEET 1	Rent to Inter	rmediate)		0:30 (Social F 3 SHEET 1	ent to Interr	mediate)
1	DOWN	GREENFIELD MIDDLE	UP	}	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	TION TO AFFORE MIDDLE	UP
2010 2011	- -	+++		2010 2011	* *	**	**	2010 2011	**	**	**	2010 2011		**	0	2010 2011	56% 56%	40% 40%	34% 34%
2012 2013	* *	() (v	*)	2012 2013	* *	A A	**	2012 2013	* *	A A	A A	2012 2013	* *	**	**	2012 2013	71%	45% 46%	37% 38%
2014 2015	**	**	4.4	2014 2015	**	(*	4)	2014 2015	**	A)	A }	2014 2015	**	**	**	2014 2015	74% 137%	47% 61%	38% 44%
2016 2017	**	**	(v	2016 2017	**	(v	4)	2016 2017	* *	**	A } A }	2016 2017	* *	**	**	2016 2017	120% 100%	60% 56%	43% 41%
2018 2019	**		4)	2018	• •	A)	4)	2018	• •	(*	A)	2018	**	**	**	2018	84% 73%	53%	39% 37%
2020 2021	••	(v	**	2020		44	4)	2020	**	A)	*)	2020			(* (*	2020	64%	47% 44%	36% 35%
2022	**	()	**	2022	A)	**	**	2022	17	**	**	2022	**	Ţ	\leftrightarrow	2022	52%	42%	33%
2023 2024	1)	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	- ;;	- ;;	()	2023 2024	48% 46%	40% 40%	32% 32%
2025 2026	()	÷	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	* *	**	0	2025 2026	45% 45%	39% 39%	31% 31%
								Sut	15 d 0.83 He 0 Abs Pla osidy at E0 per u Sustain 30%	wellings (15 Hou ctare site @(20 i Gross profit: (20 i Gross profi	ses) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	diate)							

15 c 0.83 He A Subsidy at £0 p Sust	Value Area: The dwellings (15 Hoectare site @(20 Gross profit: (20 Absorption: 50 unit: Planning gain at 5 per unit (rent) & £0 ptainability at £1800	OUSES DPH) %) 5 p.a. 0% er unit (ir per uni	ntermediate) it		dwelling: .83 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	S) PH) dph. a. hit (intermediate unit		dwelling 0.83 Hectare Gross Absorpti Planni idy at £0 per unit Sustainabili	Area: Thre gs (15 House site @(20 Di profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per ui ty at £1800 per	S) PH) dph. a. it (intermediate;		dwelling .83 Hectare Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. og gain at 50% (rent) & £0 per u cy at £1800 pe	es) PH) dphainit (intermediate		dwellings 0.83 Hectare s Gross i Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un v at £1800 per	S) PH) dph. a. it (intermediate unit
30% 70:30 (S	% Affordable H Social Rent to In	lousin	ng		30% Affo 30 (Social F	rdable Hou	sing	70	30% Affo 0:30 (Social	rdable Hou Rent to Inter	sing	70	30% Affo 30 (Social I	rdable Hou	using		30% Affor 0:30 (Social R	dable Hou	sing
EST 4 SHEE	ET 1 GREENFIE	LD		TEST 4	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFOR	DABLE
DO 010	OWN MIDDLE		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 39%	UP 33%
011			**	2011	(+	**	**	2011	**	**	**	2011	**	**	\leftrightarrow	2011	53%	39%	33%
012	() ()		**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012	65%	43% 44%	36% 37%
014	· • · · ·		**	2014	**	**		2014	**	**		2014	**	**	()	2014	68%	45%	37%
015 016		-	*)	2015 2016	**	1+	A >	2015	**	**	A >	2015	••			2015 2016	114%	57% 56%	42% 41%
017			A)	2017 2018	• •	A)	A)	2017	••	1 *	A)	2017 2018	• •	••		2017	87%	53% 50%	39% 38%
019			A >	2019	**	A >	A >	2019	**	A)	A)	2019	**	**	(+	2019	67%	47%	36%
020	() ()		**	2020 2021	4.)	**	**	2020	1.4	**	**	2020 2021	**	**	\leftrightarrow	2020	59% 54%	45% 42%	35% 34%
			• •	2022	* >	**	**	2022	4 🕶	**	**	2022	* *	~ ~	\leftrightarrow	2022	50%	41%	33%
		-	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023	46% 44%	39% 38%	32% 31%
			**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	••	••	**	2025 2026	43% 43%	38% 38%	31% 31%
120		_		2020				2020	Va	lue Area: Th	ree	2020				2020	4370	3070	3176
15 c 0.83 He	Value Area: The dwellings (15 Hoectare site @(20) Gross profit: (20) Absorption: 50 unit:	ouses DPH) %) s p.a.) dph.	0	dwellings .83 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.:	s) PH) dph. a.		posidy at E0 per u Sustaii 30% 70:30 (S Value dwelling 0.83 Hectare Gross Absorpti	orption: 50 unit: anning gain at 5 init (rent) & £0 p hability at £1800 a Affordable Hooial Rent to Int Area: Three js (15 House site @(20 Diprofit: (20%) on: 50 units p.	o% er unit (interme per unit using ermediate) e PH) dph.		dwelling .83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	es) PH) dph. .a.	(dwellings 0.83 Hectare s Gross p Absorptio	orofit: (20%) n: 50 units p.a	s) PH) dph. a.
Subsidy at £0 p Sust 30%	Planning gain at 20 per unit (rent) & £0 pi tainability at £1800 Affordable H Social Rent to Ir	er unit (in per uni lousin	it ng		dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	nit (intermediat unit ising		idy at £0 per unit Sustainabili 30% Affo	g gain at 200% (rent) & £0 per ui ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) unit s ing		dy at £0 per unit i Sustainabilit	y at £1800 pe rdable Hou	init (intermediate r unit using		dy at £0 per unit (re Sustainability	at £1800 per dable Hou	it (intermediat unit sing
EST 5 SHEE	ET 1		diate	TEST !	5 SHEET 1		mediatey	TEST	5 SHEET 1		mediatey		5 SHEET 1		mediate	TEST	5 SHEET 1		
DO	GREENFIE DWN MIDDLE	LD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	TION TO AFFOR MIDDLE	UP
11 -	· · · · · · · · · · · · · · · · · · ·		**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	**	**	\leftrightarrow	2010	63% 63%	42% 43%	36% 36%
12			*)	2012 2013	* *	A)	A)	2012	* *	1 *	A)	2012	* *	**	**	2012	85% 89%	48% 50%	39% 40%
14			A)	2014 2015	**	A) V V	A)	2014	• •	(*	A)	2014 2015	• •	**	**	2014 2015	90%	51%	40% 47%
116			4.4	2016	- ;;	**		2016	• •	**	A F	2016	**	**	**	2016	170%	68%	46%
17		-	*)	2017 2018	• •		4)	2017	••	**	A)	2017 2018	**	**	**	2017	132%	63% 58%	43% 41%
19		-	* >	2019 2020	**	A)	A >	2019	**	(+	A)	2019 2020	**	**	1.4	2019 2020	86% 73%	54% 51%	39% 37%
021	(¥		* *	2021 2022		4)	4)	2021	**	^ ^	* *	2021 2022	**	**	(v	2021	64% 58%	48% 45%	36% 35%
123	· • · · ·		**	2023	* >	**	**	2023	4 +	**	**	2023	**	**	\leftrightarrow	2023	53%	43% 42%	33%
024 025 026	()	-	**	2024 2025 2026	*)	**	**	2024 2025 2026	17	**	**	2024 2025 2026	**	**	0	2024 2025 2026	49% 48%	42% 41% 42%	33% 33% 32%
								Sul	15 d 0.83 He (Abs Planting Osidy at E0 per u Sustain	Lue Area: The wellings (15 Hou ctare site @(20 I) Gross profit: (20 orption: 50 unit: anning gain at 20 pability at £1800 paffordable Ho	ises) DPH) dph. (6) s p.a. 1096 er unit (interma per unit	ediate)							
15.0	Value Area: Th dwellings (15 Ho	ree	`		Value :	Area: Threes (15 House	e s)	1	70:30 (S Value	Area: Thre gs (15 House	ermediate)		Value	Area: Thre	e e		Value /	Area: Three	•
0.83 He A Subsidy at £48500 Sust	ectare site @(20 Gross profit: (20 Absorption: 50 unit: Planning gain at 10 to per unit (rent) & £2600 tainability at £1800	DPH) p.a. per unit	dph.		.83 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit	site @(20 DI profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per v. at £1800 per	PH) dph. a. unit (intermedia	(te) Subsidy	0.83 Hectare Gross Absorpti Plannir y at £48500 per unit Sustainabili	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per tv at £1800 per	PH) dph. a. unit (intermediate	O Subsidy	.83 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit	site @(20 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £26000 per ov at £1800 per	PH) dpha. % or unit (intermediate		0.83 Hectare s Gross p Absorptio Planning by at £48500 per unit (i Sustainability	ite @(20 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £26000 per r at £1800 per	PH) dph. a. unit (intermedia unit
70:30 (S	% Affordable F Social Rent to In	lousin	ng		30% Affo 30 (Social F	rdable Hou	sina		30% Affo 0:30 (Social	rdable Hou Rent to Inter	sing		30% Affo 30 (Social I	rdable Hou	using		30% Affor 0:30 (Social R	dable Hou	sing
ST 6 SHEE					6 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	DABLE
DO	OWN MIDDLE		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 33%	MIDDLE 28%	UP 26%
010	* **		**	2011	A >	**	**	2010	1+	**	**	2011	• •	()	0	2011	33% 41%	27% 31%	25% 25% 27%
113	· • · · · ·		**	2013	1.	**	**	2013		**	**	2013	- ; ;	- ;;	\leftrightarrow	2013	43%	31%	28%
014	· · · · · · · · · · · · · · · · · · ·		* *	2014 2015	**	A A	4.1	2014	**	4.4	A A	2014 2015		**	**	2014	43% 80%	32% 42%	28% 33%
016			A)	2016 2017	**	A)	4)	2016 2017	**	1 *	A)	2016 2017	**	**	**	2016 2017	72% 62%	42% 40%	32% 31%
018			A)	2018	• •	4)	4)	2018	• • •	A)	4.)	2018	- ;;	**	(v	2018	54% 48%	38%	30%
20	•		* *	2020	A F	**	**	2020	4.*	**	**	2020	- ; ;	¥¥	\leftrightarrow	2020	44%	34%	29%
021	1		**	2021 2022	* >	**	**	2021	A }	**	**	2021 2022	**	**	4.4	2021	40% 37%	33% 32%	28% 27%
24			**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	()	**	2023 2024	35% 34%	31% 31%	27% 26%
025			**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	33% 33%	30% 30%	26% 26%
								Subsidy	15 d 0.83 He (0.85 Abs Pli at £48500 per u Sustain 30%	ue Area: The wellings (15 Houstare site @(20 Is corporate) for some profits (20 is corporation: 50 unit: anning gain at 10 init (rent) & £260 inability at £1800 & Affordable Houstail Rent to Interest in the profit of the profi	ises) OPH) dph. %) s p.a. 00% 000 per unit (interpretation) per unit	termedia	ate)						

	15 dwellin 1.83 Hectare : Gross Absorptio Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling: .83 Hectare s Gross Absorptio Planning at £25000 per unit (profit: (20%) on: 50 units p.; gain at 100% rent) & £22000 per	S) PH) dph. a. unit (intermedia)		dwelling 1.83 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	PS) PH) dph. a. funit (intermediate)		dwelling 1.83 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	es) PH) dph. .a. 6 r unit (intermedia		dwellings 0.83 Hectare s Gross Absorption Planning Planning At £25000 per unit ()	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph.
70	Sustainabilit 30% Affo 0:30 (Social F	y at £1800 per rdable Hou	using		Sustainabilit	y at £1800 per rdable Hou	unit sing		Sustainabili	ty at £1800 pe ordable Hou	r unit using		Sustainabili	ty at £1800 pe ordable Ho	r unit using		Sustainability	y at £1800 per rdable Hou	unit sing
	7 SHEET 1	GREENFIELD	illediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	inediate)		7 SHEET 1	PDL PDL	imediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 33%	UP 29%
2011	**	**	**	2011	A.)	**	**	2011	4 🕶	**	**	2011	**	ÜÜ	\leftrightarrow	2011	43%	33%	29%
2012 2013	• •	()	**	2012 2013	**	**	**	2012	•••	**	**	2012 2013	**		· · ·	2012	53% 55%	37% 38%	32% 32%
2014	**	0	4.)	2014 2015	**	4.*	**	2014		1.7	4.1	2014	**		() V V	2014	56%	38% 50%	32% 37%
2016	• •	**	A)	2016	* *	A)	4)	2016	• •	1.4	A)	2016	• •	• •	* *	2016	91%	49% 47%	37% 35%
2018	• • •	4.4	A >	2018		A >	* >	2018		4.4	A Þ	2018	**		(*	2018	66%	44%	34%
2019 2020	**	(+	**	2019 2020		**		2019	**	**	4.4	2019 2020	**	**	(v	2019	58% 52%	41% 39%	33% 32%
2021 2022		4)	**	2021 2022	*)	**		2021	4+	**	**	2021 2022	**	**	()	2021	47% 43%	38% 36%	31% 30%
2023	1)	**	**	2023	**	**	* *	2023	**	**		2023	**	Ü	**	2023	41%	35%	29%
2024 2025	++	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	39% 38%	34% 34%	29% 28%
2026	1)	**	**	2026	**	**	**	2026		lue Area: T		2026	**	* *	**	2026	38%	34%	28%
Subsidy	15 dwellin .83 Hectare : Gross Absorptic Planning at £36000 per unit : Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per rdable Hou	ses) PH) dph. a. 6 r unit (intermediate r unit) Subsidy	dwelling: .83 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit; 30% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £24000 per y at £1800 per rdable Hou	e 5) PH) dph. a. unit (intermediat unit sing	C (ie) Subsidy	hability at £1800 pe pordable Hocal Rent to In Area: Three gs (15 House site @(20 D is profit: (20%) ion: 50 units p in g gain at 1009 (rent) & £24000 pe pordable House	000 per unit (int per unit pussing termediate) ee SS) PH) dph. .a. .6 fur unit (intermediate) r unit	O Subsidy	Value dwelling .83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 30% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	es) PH) dph. a. a. funit (intermedia r unit using	nte) Subsidy	dwellings 0.83 Hectare s Gross Absorptio Planning y at £36000 per unit () Sustainability 30% Affor	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	(i) (i) (ii) (iii)	
	0:30 (Social F 8 SHEET 1	Rent to Inter	rmediate)		: 30 (Social F 8 SHEET 1	Rent to Inter	mediate)		8 SHEET 1	Rent to Inte	rmediate)		30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social R 8 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_		MIDDLE	DABLE UP
2010	DOWN	**	* *	2010	1 v	**		2010	DOWN	**	**	2010	DOWN	MIDDLE	**	2010	38%	30%	27%
2011 2012	•••	1)	**	2011 2012	4.4	**	**	2011	* *	**	**	2011 2012	**		()	2011	38% 48%	30% 34%	27% 30%
2013 2014	**	O	**	2013 2014	(*	**	**	2013 2014	**	**	**	2013 2014	**	• •	()	2013	50% 50%	35% 35%	30% 30%
2015 2016	• •	••	4)	2015 2016	••	A)	* *	2015	••	(•	A)	2015 2016	••	••	••	2015	92%	46% 46%	35% 34%
2017	- ; ;		A)	2017	- ;;	* >	*)	2017	• • •	17	A >	2017	- ; ;		(*	2017	70%	43%	33%
2018 2019	**	()		2018 2019	4.4	* *		2018 2019	**	**	**	2018 2019	**		(+	2018 2019	60% 53%	41% 39%	32% 31%
2020 2021	* *	4.4	**	2020 2021	A)	**	**	2020	1+	**	**	2020 2021	* *		()	2020	48% 44%	37% 35%	30% 29%
2022 2023	1 7	**	**	2022 2023	.,	**	**	2022	* *	**	**	2022 2023	**	~ ~	**	2022	40% 38%	34% 33%	29% 28%
2024	4.)	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	37%	33%	28%
2025 2026	4)	**	**	2025 2026	**	**	**	2025 2026	**	lue Area: T	**	2025 2026	**	**	**	2025 2026	36% 36%	32% 32%	27% 27%
	0 dv 0 site Gro Ab:	le Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0	_		dw 0 site Gro Abs	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0		Subsidy	0.83 He (Abis at £36000 per u Sustaii 30% 70:30 (S Vai dv 0 sit Gri	Affordable Hoccial Rent to In ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 osorption: 0	DPH) dph. %) s p.a. 00% 000 per unit (int) per unit	ermedia	Valu dw 0 sit Gro Ab	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0			dwe O site Gros Abs	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0	_
	Su	ng gain at 0% bsidy at 0			Su	ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0			St	ng gain at 0% ubsidy at 0			Sul	ng gain at 0% bsidy at 0	
	0% Affor	inability at 0 dable Hou 0	sing			inability at 0 dable Hous	sing			ainability at 0 rdable Hou 0	sing		0% Affo	ainability at 0 rdable Hou 0	sing			inability at 0 dable Hous 0	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0		- : -		0	- :	-	- :	0	-	- :	-	0		-	-	0	0%	0%	0% 0%
0	-			0	-	-		0				0			-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0	-	-		0	-	-		0	-	-	-	0	0%	0%	0%
0				0		-		0				0		-		Ö	0%	0%	0%
0				0		-		0	-			0	-	-	-	Ö	0%	0%	0%
0	-			0	-			0				0	-		-	0	0%	0%	0%
0	-			0	-	-	-	0	-			0	=	-		0	0%	0%	0% 0% 0%
3	-		_		-	-		<u>p</u>	F	Jalue Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a) n. 0 0%		-	-			0.0	0,0	0.0
									0%	Affordable Ho	Jang								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab: Plannii Su Susta	Je Area: 0 vellings (0) vellings (1) a @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ng gain at 0% inability at 0 GREENFIELD MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ie Area: 0 Billings (0) (8 (2) (0) (b) sprofit: 0 orgplin: 0 g gain at 0% basidy at 0 insbillity at 0 dable House	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sitted of the control of the co	Subsidy at 0 Sustainability at	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Planni Su Susta	le Area: 0 te Area: 0 te llings (0) te (2) (0) te llings (1) te llings (1)	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	ie Area: 0 allings (0) (2) (2) (2) (3) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	
Subsit	Sustainability at 60 70 Staffordable Housing 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units															t (intermediate)			
		Rent to Inter GREENFIELD MIDDLE () () () () () () () () () () () () ()	UP			Rent to Inter INDUSTRIAL1 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		11 SHEET 1 DOWN V V V V V V V V V V V V V	INDUSTRIAL2 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		0:30 (Social F	PDL MIDDLE VY	UP		11 SHEET 1	Ent to Inter MIDLE 39% 39% 44% 45% 45% 45% 59% 59% 59% 59% 48% 45% 40% 39% 39%	
Subsi	15 dwellin 83 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	es) PH) dph. a. iii (intermediate unit	e) Subsid	dwelling: .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabil	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	i) H) dph. it (intermediate	CO Subsit	15 ds 0.83 Hec G Abso posidy at E0 per un Sustain 30% 70:30 (Sc Value dwelling 0.83 Hectare Gross Absorpti Plannin dy at E0 per uni Sustain Sustainain	nability at £600 Affordable Hocial Rent to Int Area: Thre s (15 House site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u irdable Hou	uses) DPH) dph. %) s p.a. 00% oer unit (interme per unit wusing ermediate) ess) PH) dph. a. 6. init (intermediate) unit sising	Subs	dwelling 0.83 Hectare : Gross Absorpti Planning sidy at £0 per unit (Sustalnabi	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u lity at £0 per u rdable Hou	es) PH) dph. .a. 6 nit (intermediate unit	e) Subsid	dwelling: 0.83 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustalnabil	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per un ity at £0 per u rdable Hou	t (intermediate)
	DOWN	GREENFIELD () () () () () () () () () () () () ()	UP		12 SHEET 1 DOWN	INDUSTRIAL1 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		12 SHEET 1 DOWN V V V V V V V A A A	INDUSTRIALE MIDUSTRIALE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		12 SHEET 1 DOWN THE SHEET 1 DOWN THE SHEET 1	PDDLE WOULD TO THE TOTAL THE T	UP		12 SHEET 1	TION TO AFFOR MIDDLE 39% 39% 39% 39% 39% 39% 39% 39% 39% 39%	
								Sut	15 dh 0.83 Hed G Absi Pla osidy at E0 per ur Susta 30%	wellings (15 Horitare site @(20 ross profit: (20 orption: 50 unit nning gain at 11 init (rent) & E0 plinability at E0 p Affordable Hocial Rent to Int	uses) DPH) dph. %) s p.a. DO% per unit (interme per unit	diate)							

Subsid	15 dwellin 83 Hectare : Gross Absorptic Plannie; dy at £0 per unit (Sustainabilit 30% Affo E:50 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe erdable Hou	es) PH) dph. a. iii (intermediate) r unit using) Subsi	dwelling .83 Hectare Gross Absorptic Plannic dy at £0 per unit (Sustainabilit 30% Affo 0:50 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe 0:50 (Social	Area: Three gs (15 House gs (15 House gs (16 Q D) s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u y at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsid	dwelling .83 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabili 30% Affo 0:50 (Social	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	es) PH) dph. .a. .a. .init (intermediater unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.83 Hectare : Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous) H) dph. : ((intermediate) unit sing
TEST 1	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDUC	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN 49%	MIDDLE 34%	UP 29%
2011	**	**	**	2011	(+	**	**	2011	4 *	**		2011	* *	**	\leftrightarrow	2011	49%	34%	29%
2012 2013	**	()	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	O	2012	61% 64%	39% 40%	32% 32%
2014 2015	**	()	**	2014	**	**		2014	**	**	**	2014 2015	**	**	() v v	2014	64%	40% 52%	32% 37%
2016		**	4)	2016		1.	4)	2016	**	1.	4)	2016		**	**	2016	102%	52%	36%
2017 2018	••	••	A)	2017 2018	**	A)	4)	2017 2018	• •	1.	A)	2017 2018	••	••	(*	2017	85%	48% 45%	35% 33%
2019	• •	(*	A >	2019	**	A >	* >	2019	• •	A):	A >	2019	**	**	(+	2019	62%	42%	32%
2020 2021	**	()	**	2020	(v	**	**	2020	4.4	**	**	2020 2021	**		()	2020	54% 49%	40% 38%	30% 29%
2022	4.*	**	**	2022	* >	**	**	2022	A >	**	**	2022	**	• •	**	2022	45%	36%	28%
2023 2024	()	**	**	2023	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	41% 40%	34% 34%	27% 27%
2025	4.)	**	**	2025	**	**	**	2025	**	**		2025	• •	• •	**	2025	39%	33%	27%
2026	• • •	**	**	2026	**	**	**	2026	Va Va	lue Area: Ti	aree	2026	**	**	**	2026	38%	34%	27%
Subsic	Sustainability at £1800 per unit 30% Affordable Housing 30% Affordable Housing :100 (Social Rent to Intermediate) 14 SHEET 1 TEST 14 SHEET 1														e) Subsid	dwelling 0.83 Hectare s Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous) H) dph. : ((intermediate) unit sing	
		Rent to Inte	rmediate)			Rent to Inter	mediate)			Rent to Inte	rmediate)			Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	nediate)
		GREENFIELD	1			INDUSTRIAL1				INDUSTRIAL2							REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 30%	MIDDLE 20%	UP 17%
2011 2012		**	**	2011	A)	**	**	2011	A >	**	**	2011 2012	**	4)	0	2011	30% 39%	21% 23%	17% 19%
2013	**	**	**	2013	4.4		**	2013	• •	**	**	2013	**	**	0	2013	40%	24%	19%
2014	· ·	4.4		2014	(*	4.4	**	2014	••	4.)	**	2014 2015	**	••	()	2014	40%	24% 31%	18% 21%
2016	**	(*	. >	2016			* >	2016	**	A >	A >	2016	• •	**	(v	2016	62%	30%	21%
2017 2018	**	(v	4.4	2017	• •	4)	4.5	2017	**	**	4.5	2017 2018	**	**	(v	2017	51% 43%	28% 26%	19% 18%
2019	V V	**	**	2019	A P	**	**	2019	4.4	**		2019	••	• •	**	2019	37%	24%	17%
2020 2021	1+	**	**	2020	A)	**	**	2020	* >	**	**	2020 2021	**		**	2020	32% 28%	23% 21%	17% 16%
2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	**	()	**	2022	26%	20% 19%	15%
2024	**	**	**	2023	**	**	**	2024	**	**	**	2023	()	A)	**	2024	24% 23%	19%	15%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A)	**	2025 2026	22% 22%	19% 19%	14% 15%
TEST	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hou 0	sing	TEST	dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	sing		15 c 0.83 He osidy at E0 per u Sustai 309 0:100 (S Val dv O Sit Gr Al Plann S	Idue Area: Title wellings (15 Hoctare site @(20 Gross profit: (20 Gross profit: (20 Hoctare site @(20 Gross profit: (20 Hoctare site @(20 Hoctare site) anning gain at 10 Hoctare site @(20 Hoctare site) anning (20 Hoctare	uses) DPH) dph. %) s p.a. 00% ser unit (interme p per unit pussing ermediate)		dw O site Gro Ab Planni Se Susta	ue Area: 0 vellings (0) e e @(0) dph. bss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous 0	Ing
TEST		GREENFIELD		TEST		INDUSTRIAL1		TEST		INDUSTRIAL2		TEST		PDL		TEST	REDUC	CTION TO AFFORE	DABLE
0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-			o				0	-			0	0%	0%	0%
0	-	-	-	0				0				0		-	-	0	0%	0%	0%
0	-	-		0		-	-	0		-	-	0	-			0	0%	0%	0%
ō				o o				o				o o				ő	0%	0%	0%
0	-	-	-	0			-	0		-	-	0		-	-	0	0%	0%	0%
0	-			0	-	-		0				0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0			-	0			-	0	-			0	-	-		0	0%	0%	0%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: (Absorption: 0 Manning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0%								

15 dwellir 0.83 Hectare Gross Absorpt Plannir Subsidy at £0 per unit Sustalnabill 30% Affe	Area: Three ngs (15 Houses site @ (20 DPH) profits (25%) ion: 50 units p.a. ng gain at 100% (rent) & £0 per unit (by at £1800 per un ordable Housir Rent to Interme) dph. intermediate) sit ng	Subsic	dwellings .83 Hectare s Gross p Absorptio Planning dy at £0 per unit (r Sustainability	orofit: (25%) n: 50 units p.: gain at 100% ent) & £0 per ur at £1800 per	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsin	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilli	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	e) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate) c unit
TEST 16 SHEET 1		adiate)	TEST	16 SHEET 1		mediate)		16 SHEET 1		i mediate)		16 SHEET 1		iniediate)	TEST	16 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE
2010	()	**	2010	V V	**	**	2010	* *	**	**	2010	* *	* *	()	2010	63%	42%	35%
2011	()		2011 2012		**	**	2011	••	**	A.)	2011	••	••	**	2011	64%	42% 48%	35% 39%
2013	**	4 +	2013		*)	*)	2013	**	1.	4)	2013			**	2013	92%	50%	39%
2014	**		2014	**	* >	* >	2014	• • •	4.4	A P	2014	* *	**	**	2014	92%	50%	39%
2015	**		2015 2016			A)	2015	**	**	(v	2015 2016				2015	234%	70%	47% 45%
2017	**		2017	**	**	A)	2017	**	**	A P	2017	**	**	**	2017	139%	63%	43%
2018	* *		2018 2019	**	4.4		2018	* *	**	A.):	2018 2019	**	~ ~	* *	2018	109%	58% 54%	41%
2019	**		2019 2020		A)	A)	2019	**	1.4	A)	2019		**	(*	2019	74%	50%	39% 37%
2021			2021		* >	* >	2021	• •	4.4	.,	2021	**	••	1.4	2021	64%	47%	35%
2022	()		2022 2023	4 ¥	* *	4.4	2022	4.4	.,	**	2022			()	2022	57% 52%	45% 42%	34% 33%
2023	0		2023	4)	**	**	2023	1+	**	**	2024	- ::		0	2023	50%	41%	32%
2025	0		2025 2026	A.):	**	**	2025 2026	4.*	**	**	2025 2026	* *	**	()	2025	48% 48%	41%	32%
2026		**	2026	*>	**	**	2026	1 v	Lue Area: T	hron	2026	**	**	0	2026	48%	41%	32%
							Sul	0.83 He Ab: Pl osidy at E0 per u Sustai	wellings (15 Ho ctare site @(20 Gross profit: (25 corption: 50 unit anning gain at 1 init (rent) & E0 nability at £1800 & Affordable H	DPH) dph. %) s p.a. 00% per unit (interme) per unit	diate)							
Value	Area: Three			Value	Area: Thre			70:30 (S	Area: Thre	termediate)	_	Value	Area: Thre			Value	Area: Three	•
15 dwellin	ngs (15 Houses)		dwellings	(15 House	s)		dwelling	s (15 House	es)		dwelling	s (15 House	es)		dwelling	s (15 Houses	s)
0.83 Hectare	site @(20 DPH) profit: (17%)) dph.	0	.83 Hectare s	ite @(20 DF profit: (17%)	PH) dph.	0	.83 Hectare	site @(20 D profit: (17%)	PH) dph.	0	.83 Hectare	site @(20 D profit: (17%)	PH) dph.	0).83 Hectare	site @(20 DF profit: (17%)	PH) dph.
Absorpt	ion: 50 units p.a.			Absorptio	n: 50 units p.:	э.		Absorpt	ion: 50 units p	a.		Absorpti	on: 50 units p.	.a.		Absorpti	on: 50 units p.a	
Plannin Subsidy at £0 per unit	rept) & 60 per unit (intermediate)	Subeir	Planning dy at £0 per unit (r	gain at 100%		a) Subr	Plannir dy at £0 per unit	g gain at 1009		Subeir	Plannin by at £0 per unit	g gain at 1009		a) Subeid	Plannin y at £0 per unit (r	g gain at 100%	
Sustainabili	ty at £1800 per un	nit	Juban	Sustainability	at £1800 per	unit	C) Suba	Sustainabili	ty at £1800 pe	r unit	Suban	Sustainabilit	v at £1800 pe	r unit	c) Subsid	Sustainabilit	v at £1800 per	unit
	ordable Housin Rent to Interme		70	30% Affor 30 (Social R	dable Hou		70	30% Affe 30 (Social	Rent to Inte	using rmediate)	70	30% Affo 30 (Social I	rdable Hou		70	30% Affo 0:30 (Social I	rdable Hou	mediate)
TEST 17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1				17 SHEET 1				17 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
2010 DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP ▲ ▲	2010	52%	39%	33%
2011	**		2011 2012	4.4	**	**	2011	4.4	**	**	2011 2012	* *	* *	\leftrightarrow	2011	53%	39% 43%	34% 36%
2012	O		2012 2013		**	**	2012	* *	**	**	2012			() ()	2012	64%	43%	36%
2014	()	**	2014	• •	**	**	2014	* *	**	**	2014	• •	* *	()	2014	67%	45%	37%
2015			2015 2016	* *	4+	A)	2015	• •	**	A)	2015 2016	**	••	**	2015	110%	57% 56%	42% 41%
2017	**		2017		* >	A)	2017	**	1.	4)	2017			1.4	2017	85%	53%	40%
2018			2018	••	* >	* >	2018	**	1 *	A P	2018	**	**	(♥	2018	74%	50%	38%
2019	0		2019 2020	(*	**	**	2019	• • •	**	**	2019 2020			()	2019	59%	47% 45%	36% 35%
2021	0	**	2021	* >	**	**	2021	4 🕶	**		2021	• •	• •	0	2021	54%	43%	34%
2022	**		2022 2023	**	**	**	2022	4)	**	**	2022	• •	••	**	2022	49% 46%	41% 39%	33% 32%
2023	11		2023			**	2023		**		2023	•••		**	2023	44%	39%	32%
2025	**		2025	**	**	**	2025	**			2025	**	* *	**	2025	43%	38%	31%
2026	^^	**	2026	**	**	**	2026	A A	lue Area: T	**	2026	**	**	**	2026	43%	38%	31%
0 dv	ue Area: 0 wellings (0) e @(0) dph.			dwe	e Area: 0 ellings (0) @(0) dph.		Sul	0.83 He Ab: Pi ssidy at E0 per t Sustai 309 70:30 (S Val	wellings (15 Ho ctare site @(20 āross profit: (17 corption: 50 unit anning gain at 1 init (rent) & £0 inability at £180i b Affordable H ocial Rent to In ue Area: 0 vellings (0) e @(0) dph.	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	diate)	dw	ue Area: 0 ellings (0) e @(0) dph.			dw	ue Area: 0 ellings (0) e @(0) dph.	
Gn	oss profit: 0			Gros	s profit: 0			Gr	oss profit: 0			Gro	ss profit: 0			Gro	ss profit: 0	
	osorption: 0 ing gain at 0%				orption: 0 g gain at 0%				sorption: 0 ing gain at 0%				sorption: 0 ng gain at 0%				sorption: 0 ng gain at 0%	
S	ubsidy at 0			Sut	osidy at 0			s	ubsidy at 0 ainability at 0			Su	ibsidy at 0			Su	ibsidy at 0	
	ainability at 0 rdable Housin	ıg		0% Affor	nability at 0 dable Hous	sing		0% Affo	rdable Hou	sing			inability at 0 rdable Hou	sing		0% Affor	inability at 0 rdable Hous	sing
TEST 18 SHEET 1	0		TECT	18 SHEET 1	0		TECT	18 SHEET 1	0		TEST	18 SHEET 1	0		TECT	18 SHEET 1	0	
10 SHEEL T	GREENFIELD		.E31	IO SHEET I	INDUSTRIAL1		ESI	.o once i i	INDUSTRIAL2		1531	JHEE! !	PDL		1631		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP]_	DOWN	MIDDLE	UP	⊒.	DOWN	MIDDLE	UP
0 -		-	0			-	0			-	0				0	0%	0%	0%
0 -		-	0				0				ó				0	0%	0%	0%
0 -	-	_	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -	-	-	0	-		-	0	-	-	-	0			-	0	0%	0%	0%
0 -			0				0				0				0	0%	0%	0%
0	_	_	0			_	0				0				0	0%	0%	0%
0 -	-	- 0	0	-		-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-	0				0		-		0				0	0%	0%	0%
0	-	_	0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -	-		0				0			-	0				0	0%	0%	0%
0		-	0				0				0				0	0%	0%	0%
0		_	0				o				0				0	0%	0%	0%
0 _	-	-	0	-		-	0	_	- Value Area:	-	0		-		0	0%	0%	0%
								F	O dwellings (0 O site @(0) dp Gross profit: (Absorption: 0 Hanning gain at Subsidy at 0 Sustainability a) n. 0 0%								

Value Area: 0		ie Area: 0			ue Area: 0			ue Area: 0				ue Area: 0	
0 dwellings (0)	dwe	ellings (0) e @(0) dph.		d\	vellings (0)		dw	rellings (0)			dv	vellings (0)	
0 site @(0) dph. Gross profit: 0	U Site	ss profit: 0			te @(0) dph. oss profit: 0			e @(0) dph. oss profit: 0				e @(0) dph. oss profit: 0	
Absorption: 0		ss pront: 0 sorption: 0			bsorption: 0			sorption: 0				sorption: 0	
Planning gain at 0%		ng gain at 0%			ing gain at 0%			ing gain at 0%				ing gain at 0%	
Subsidy at 0	Sut	bsidy at 0		S	ubsidy at 0		St	ubsidy at 0			Si	ubsidy at 0	
Sustainability at 0	Sustai	inability at 0		Sust	ainability at 0		Susta	ainability at 0			Susta	ainability at 0	
0% Affordable Housing	0% Affor	dable Housing		0% Affo	ordable Housing		0% Affo	rdable Hou 0	sing		0% Affo	rdable Hous	ing
TEST 19 SHEET 1	TEST 19 SHEET 1	0	TEST	T 19 SHEET 1	0	7	TEST 19 SHEET 1	0		TEST 1	9 SHEET 1	0	
GREENFIELD		INDUSTRIAL1			INDUSTRIAL2			PDL			REDU	CTION TO AFFOR	
DOWN MIDDLE UP	DOWN	MIDDLE UP	0	DOWN	MIDDLE UP	_	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	0 -		- ö			0				ő	0%	0%	0%
0	0 _		0	-		0	_	-	-	0	0%	0%	0%
0	0 _		0	-		0	_	-	-	0	0%	0%	0%
	0 -		0	-		0	-	-	-	0	0%	0%	0%
	0 -			-		-0			-	6	0%	0%	0%
0		1 1	<u> </u>			-			-	6	0%	0%	0%
0	0 _		0	-		0	_	-	-	0	0%	0%	0%
0	0 _		0	-		0		-	-	0	0%	0%	0%
	0 -		0	-		0		-	-	U	0%	0%	0% 0%
0	0 -	-	0	-		0				6	0%	0%	0%
0	0 -	1 1	0			0				0	0%	0%	0%
0	0		0	_		0	_			0	0%	0%	0%
0	0 -		0	_		0		-	-	0	0%	0%	0%
	0 _		0		Value Area: 0	0		-	-	0	0%	0%	0%
					0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%								
					Subsidy at 0								
					Sustainability at 0								
				0%	Affordable Housing								
					0								
Value Area: 0		ie Area: 0			ue Area: 0			ue Area: 0				ue Area: 0	
0 dwellings (0)	dwe	ellings (0)		d١	vellings (0)		dv	ellinas (0)			dv	ellings (0)	
0 dwellings (0) 0 site @(0) dph.	dwe 0 site	ellings (0) e @(0) dph.		dv 0 sit	vellings (0) te @(0) dph.		dw 0 site	ellings (0) e @(0) dph.			dw 0 sit	ellings (0) e @(0) dph.	
0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwe 0 site Gros	ellings (0) e @(0) dph. ss profit: 0		dv 0 sit Gr	vellings (0) te @(0) dph. oss profit: 0		dw 0 sit Gro	vellings (0) e @(0) dph. oss profit: 0			dw O sit	vellings (0) e @(0) dph. oss profit: 0	
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwe O site Gros Abs Plannin	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%		dv O sif Gr Al Plann	wellings (0) te @(0) dph. toss profit: 0 bsorption: 0 ting gain at 0%		dw O site Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dv O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%	
O dwellings (O) O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwe O site Gros Abs Plannin Sut	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0		dv O sit Gr Al Plann S	wellings (0) te @(0) dph. oss profit: 0 bsorption: 0 ing gain at 0% ubsidy at 0		dw O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0			dv O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 lng gain at 0% ubsidy at 0	
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwe O site Gros Abs Plannin Sut Suts	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0		dv O sit Gr Al Planr S Sust	wellings (0) te @(0) dph. coss profit: 0 bsorption: 0 ting gain at 0% tubsidy at 0 tainability at 0		dw O sit Gro Ab Planni Si Sust	vellings (0) e @(0) dph. css profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 ainability at 0			dv O sit Gro Ab Planni Si Sust	rellings (0) e @(0) dph. oss profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 elinability at 0	sina
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwe O site Gros Abs Plannin Sut Sustal O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0		dv O sit Gr Al Plann S Sust O% Affo	wellings (0) te @(0) dph. oss profit: 0 bsorption: 0 ing gain at 0% ubsidy at 0		dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 lng gain at 0% ubsidy at 0	sing
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1	dwe O site Gros Abs Plannin Sut Suts	ellings (0) @(0) dph. ss profit: 0 sorption: 0 g gain at 0% boidy at 0 inability at 0 (dable Housing 0	TEST	dv O sit Gr Al Planr S Sust	wellings (0) te @(0) dph. oss profit: 0 ossrption: 0 ossrption: 0 ing gain at 0% ubsidy at 0 ordable Housing 0		dw O sit Gro Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 rdable Hou 0		TEST 20	dw O sit Gre At Planni Sust: O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0	
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 GREENFELD	dw O site Gross Abs Plannin Sut O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Housing 0		O'S Affor	wellings (0) te @(0) dph. oss profit: 0 sosr prior: 0 sosr prior: 0 sing gain at 0% ubsidy at 0 alnability at 0 ordable Housing 0	1	dw O sith Gre Ab Planni Sic Susts O% Affo	vellings (0) e @(0) dph. oss profit: 0 issorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 PDL	sing	TEST 20	dw O sit Gre Ab Planni Si Sust O% Affo O SHEET 1	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ong gain at 0% obsidy at 0 olinability at 0 rdable Hous 0 CTION TO AFFOR	DABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1	dwe O site Gros Abs Plannin Sut Sustal O% Affor	ellings (0) @(0) dph. ss profit: 0 sorption: 0 g gain at 0% boidy at 0 inability at 0 (dable Housing 0		dv O sit Gr Al Plann S Sust O% Affo	wellings (0) te @(0) dph. oss profit: 0 ossrption: 0 ossrption: 0 ing gain at 0% ubsidy at 0 ordable Housing 0	1	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 rdable Hou 0	sing	TEST 2	dw 0 sitt Gre Att Planni Si Susti O% Affo O SHEET 1 REDU DOWN	vellings (0) e @(0) dph. oss profit: 0 oss p	DABLE UP
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 GREENFELD	dw O site Gross Abs Plannin Sut O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Housing 0		O'S Affor	wellings (0) te @(0) dph. oss profit: 0 sosr prior: 0 sosr prior: 0 sing gain at 0% ubsidy at 0 alnability at 0 ordable Housing 0	1	dw O sith Gre Ab Planni Sic Susts O% Affo	vellings (0) e @(0) dph. e @(0) dph. osss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 PDL MIDDLE	sing	TEST 20	dw O sit Gre Ab Planni Si Sust O% Affo O SHEET 1	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ong gain at 0% obsidy at 0 olinability at 0 rdable Hous 0 CTION TO AFFOR	DABLE UP 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 GREENFELD	dww 0 site Gros Abs Plannin Sustai O% Affor TEST 20 SHEET 1	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Housing 0		dv O sit Gr Al Planr S Susti O% Affe	wellings (0) te @(0) dph. oss profit: 0 sosr prior: 0 sosr prior: 0 sing gain at 0% ubsidy at 0 alnability at 0 ordable Housing 0	00000	dw O sith Gre Ab Planni Sic Susts O% Affo	vellings (0) e @(0) dph. soss profit: 0 escrption: 0 ing gain at 0% ubsidy at 0 elainability at 0 rdable Hou 0 PDL MIDDLE —	sing UP	TEST 20	dw 0 sit Gro Ab Planni Si Sust: 0% Affo 0 SHEET 1 REDU DOWN 0%	vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Obusing O TEST 20 SHEET 1 DOWN MODLE UP O O	dww O site Gross Ass Plannin Sut S	ellings (0) se @(0) dph. ss profit: 0 sorption: 0 ggain at 0% biskly at 0 inability at 0 dable Housing 0 INDUSTRIAL1 MIDDLE UP		O Sili Gr Gr Al Plann S Sust O% Affo T 20 SHEET 1	wellings (0) te @(0) dph. oss profit: 0 sosr prior: 0 sosr prior: 0 sing gain at 0% ubsidy at 0 alnability at 0 ordable Housing 0	0000	dM O site Orio Ab Planni Susus O% Affo TEST 20 SHEET 1 DOWN O O O O O O O O O O O O O O O O O O	vellings (0) e @(0) dph. e @(0) dph. osss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 PDL MIDDLE	sing UP	TEST 20	dw O sitt Flanning Sustantial Reputation of Sheet 1 Reputation of	vellings (0) e @(0) dph. soss profit: 0 sosrption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Obusing O TEST 20 SHEET 1 DOWN MODLE UP O O	dww 0 site Grov Abs Plannin Sul Sustata 0% Affor TEST 20 SHEET 1 DOWN	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% saidy at 0 inability at 0 dable Housing 0 INDUSTRIAL1 MIDDLE UP		d\ O sili Gr Al Plant S Sust O% Affc F 20 SHEET 1 DOWN	wellings (0) te @(0) dph. oss profit: 0 sosr prior: 0 sosr prior: 0 sing gain at 0% ubsidy at 0 alnability at 0 ordable Housing 0	000000000000000000000000000000000000000	0 sit is 1 of 1 o	vellings (0) eellings (0) ee @(0) dph. boss profit: 0 bosorption: 0 ing gain at 0% bubsidy at 0 alnability at 0 rdable Hou 0 PDL MIDDLE	UP	TEST 20	dw O sitt Gre Att Planni Si Susta O'% Affo O SHEET 1 REDU DOWN O'% O'% O'% O'% O'% O'%	vellings (0) ellings (0) ellings (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Obusing O TEST 20 SHEET 1 DOWN MODLE UP O O	dww O site Gross Ass Plannin Sut S	ellings (0) se @(0) dph. ss profit: 0 sorption: 0 ggain at 0% biskly at 0 inability at 0 dable Housing 0 INDUSTRIAL1 MIDDLE UP		O Sili Gr Gr Al Plann S Sust O% Affo T 20 SHEET 1	wellings (0) te @(0) dph. oss profit: 0 sosr prior: 0 sosr prior: 0 sing gain at 0% ubsidy at 0 alnability at 0 ordable Housing 0	0000	dM O site Orio Ab Planni Susus O% Affo TEST 20 SHEET 1 DOWN O O O O O O O O O O O O O O O O O O	vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 PDL MIDDLE	sing UP	TEST 20	dw O sit t Gre At Planni Si Sust O% Affo O SHEET 1 DOWN O% O% O% O% O%	vellings (0) e (0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O REENTELD DOWN MIDDLE UP	dww O site Grown Abs Flannin Sul S	ellings (0) (20 (20 (1) cl) (2		d\ O sili Gr Al Plann S Susisi	wellings (0) te (@ (0) dph. oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oing.gain at 0% ubusidy at 0 arrability at 0 arrability at 0 ordeble Housing 0 NDUSTRIAL2 MIDDLE UP	0000	dwith Grant Community Comm	vellings (0) vellings (0) poss profit: 0 velling ing gain at 0% ubsidy at 0 velling gain at 0% ubsidy at 0 velling the Hou velling ing the Hou vel	UP	TEST 20	dw O sitt Gre Att Planni Si Susta O'% Affo O SHEET 1 REDU DOWN O'% O'% O'% O'% O'% O'%	vellings (0) ellings (0) ellings (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Abs Plannin State State	ellings (0) « (0) dph. ss profit: 0 sorption: 0 pg gain at 0% bady at 0 inability at 0 dable Housing 0 BNOUSTRAL1 MIDDLE UP		0 siting	wellings (0) te (@ (0) dph. oss profit: 0 os	0000	dw O sit Grand	vellings (0) eellings (0) oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 PDL MIDDLE	UP	TEST 20	dw O sit to Great Att Plannin Sit Sustant O% Affor O SHEET 1 REDU DOWN O%	vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 einability at 0 endable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O REENTELD DOWN MIDDLE UP	dww O site Gross Abs Plannin Sut Sustain Sut O % Affor TEST 20 SHEET 1 DOWN O - O - O	ellings (0) (20 (20 (1) cl) (2		d\ O sili Gr Al Plann S Susisi	wellings (0) te (@ (0) dph. oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oing.gain at 0% ubusidy at 0 arrability at 0 arrability at 0 ordeble Housing 0 NDUSTRIAL2 MIDDLE UP	0000	dwith Grant Community Comm	vellings (0) vellings (0) poss profit: 0 velling ing gain at 0% ubsidy at 0 velling gain at 0% ubsidy at 0 velling the Hou velling ing the Hou vel	UP	TEST 20	O SHEET 1 REDU DOWN O%	veillings (0) e e @ (0) dph. uss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 innability at 0 correction of the decision	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Asis Plannin Sul	ellings (0) «(0) dph. ss profit: 0 sorprion: 0 g gain at 0% basidy at 0 inability at 0 dable ficusing 0 MICOLE UP		0 sisting of the control of the cont	wellings (0) te (@ (0) dph. oss profit: 0 os	0000	dw O sit Grand	vellings (0) e e @(0) dph. sss profit: 0 ssorption: 0 sosprition: 0 ng gain at 0 % ubsidy at 0 aniability at 0 rdable Hou 0 PDL MIDUE	UP	TEST 20	O SHEET 1 REDU OW OW OW OW OW OW OW OW OW O	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 dph. sss profit: 0 nd dph. sss profit: 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'A Affordable O TEST 20 SHEET 1 DOWN MODLE UP O O O O	dww O site Gross Abs Plannin Sut Sustain Sut O % Affor TEST 20 SHEET 1 DOWN	ellings (0)		ds O sill Grand All Plann and	wellings (0) te (æ (0) dph. oss profit: 0 os	000000000000000000000000000000000000000	Ositic	vellings (0) e e @(0) dph. oss profit: 0 scorption: 0 scorption: 0 scorption: 0 scorption: 0 corption:	UP	TEST 20	O SHEET 1 RED DOWN O%	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 GREENIELD OWN MIDCLE UP	dww O site Gross Asis Plannin Sul	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		ds O sisi in Grand Control of Con	wellings (0) te (æ (0) dph. oss profit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sing gain at 0% ubskidy at 0 arrability at 0 arrability at 0 sing ball of the control of the c	0000	dw O sit Gr.	vellings (0) e e @(0) dph. sss profit: 0 sostpilin di	UP	TEST 20	O SHEET 1 REDUCK O%	vellings (0) e e @(0) dph. sss profit: 0 sosrption: 0 ng gain at 0% sosrption on 0 ng gain at 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'& Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	dww O site Gross Abs Flannin Sut S	ellings (0)		ds O sill Grand All Plann and	wellings (0) te (æ (0) dph. oss profit: 0 os	000000000000000000000000000000000000000	Ositic	vellings (0) e e @(0) dph. oss profit: 0 scorption: 0 scorption: 0 scorption: 0 scorption: 0 corption:	UP	TEST 20	O SHEET I REDOWN O'%	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sostpion: 0 ng gain at 0% sostpion: 0 ng gain at 0% sostpid ni 0 ng gain at 0% sostpid ni nability at 0 redated House 0 ns nability at 0 nd sostpid ni nability at 0 nd no nd sostpid ni nability at 0 nd nd	DABLE UP O%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 GREENIELD OWN MIDCLE UP	dww O site Gross Asis Plannin Sul	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		ds O sisi in Grand Control of Con	wellings (0) te (æ (0) dph. oss profit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sing gain at 0% ubskidy at 0 arrability at 0 arrability at 0 sing ball of the control of the c	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e e @(0) dph. sss profit: 0 sostpilin di	UP	TEST 2:	O SHEET 1 REDUCK O%	vellings (0) e e @(0) dph. sss profit: 0 sosrption: 0 ng gain at 0% sosrption on 0 ng gain at 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing TEST 20 SHEET 1 GREENIELD OOWN MIDCLE UP	dww O site Gross Asis Plannin Sul	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	wellings (0) te (æ (0) dph. oss profit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sorprilit: 0 so	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 20	O SHEET 1 REDU DOWN O%	vellings (0) e e @(0) dph. sss profit: 0 sosrption: 0 ng gain at 0% sosrption: 0 ng gain at 0% sosrption: 0 ng again at 0% sosrption: 0 ng gain at 0 ng gai	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'86 Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	wellings (0) te (æ (0) dph. oss profit: 0 os	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 2:	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'86 Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	wellings (0) te (æ (0) dph. oss profit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sorprilit: 0 so	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 21	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'86 Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	vellings (0) te (æ (0) dph. oss profit: 0 os	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 20	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing TEST 20 SHEET 1 GREENIELD OOWN MIDCLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	vellings (0) te (æ (0) dph. oss profit: 0 os	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 21	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing TEST 20 SHEET 1 GREENIELD OOWN MIDCLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	wellings (0) te (@ (0) dph. oss profit: 0	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 20	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'86 Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O slit Grant Gr	wellings (0) te (@ (0) dph. oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oss.profit: 0 oing.gain at 0% ubuskidy at 0 oing.gain at 0%	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 21	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'86 Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O sili Sili Grand Control of the	wellings (0) te (æ (0) dph. oss profit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sosprilit: 0 sorprilit: 0 so	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 20	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing TEST 20 SHEET 1 GREENIELD OOWN MIDCLE UP	dww O site Gross Abs Plannin State State	ellings (0) (% (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)		dy O sili Sili Grand Control of the	vellings (0) te (æ (0) dph. oss profit: 0 os	000000000000000000000000000000000000000	dw O sit Gr.	vellings (0) e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e @(0) dph. sss.profit: 0 e gain at 0% ubsidy at 0 e dph. ppl. MIDDLE	UP	TEST 21	Owner of the control	vellings (0) e e @(0) dph. sss profit: 0 sospition 0 on gain at 0% subsidy at 0 on gain at 0% subsidy at 0 anability at 0 rdable House 0 octoor of the desired of the desir	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 31 - Sensitivity Testing

Value Area: Three		Value A	Area: Three	e		Value	Area: Thre	e		Value	Area: Three	e		Value	Area: Three	,
15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph.	0	.83 Hectare s			C	.83 Hectare			0	.83 Hectare :			c	0.83 Hectare s		
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption	rofit: (20%) n: 50 units p.a gain at 100%			Absorpti	profit: (20%) on: 50 units p. g gain at 100%			Absorption Planning	profit: (20%) on: 50 units p.: g gain at 100%	5		Absorption Planning	orofit: (20%) n: 50 units p.a gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsic	dy at £0 per unit (r Sustainability 30% Affor	at £1800 per	unit	e) Subsi		(rent) & £0 per u ty at £1800 per ordable Hou	unit	Subsid		rent) & £0 per ur y at £1800 per rdable Hou	unit	e) Subsid		ent) & £0 per uni at £1800 per dable Hou:	unit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1 GREENFIELD		:30 (Social R 1 SHEET 1				1 SHEET 1	Rent to Inter	mediate)		:30 (Social F				1 SHEET 1	TION TO AFFOR	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP ()	2010	DOWN 56%	MIDDLE 40%	UP 34%
2011	2011 2012 2013	**	**	**	2011 2012 2013	**	**	**	2011 2012 2013	**	**	**	2011 2012 2013	56% 71%	40% 45% 46%	34% 37% 38%
2013	2013 2014 2015	**	A) A)	4)	2013	**	A)	A)	2013	**	**	**	2013	74%	47% 61%	38% 44%
2016	2016 2017	**	- ; ;	4)	2016	- ;;	- ;;	.,	2016 2017	**	-::	- ::	2016	118%	59%	42% 41%
2018	2018 2019	**	A)	A)	2018	• • •	(*	A }	2018	• • •	- ;;	4.4	2018	83%	53% 49%	39% 37%
2020	2020 2021	**	A)		2020	4.4	A >		2020	**	**	(+	2020	63% 57%	46% 44%	36% 34%
2022	2022	A)	**	**	2022	(*	**	**	2022	**	-::	0	2022	52% 48%	42% 40%	33%
2024 (1) (1) (1) (1) (1) (1) (1) (1) (1) (1)	2024	**	**	**	2024	**	**	**	2024	**		44	2024	46% 45%	39% 39%	32% 31%
2026	2026	**	**	**	2026	* *	ue Area: Ti	**	2026	**	**	0	2026	44%	39%	31%
Value Area: Inree 15 dwellings (15 Houses) 0.83 Hectare site @(20 IDPH) dph. Gross profile (20%)	15 dwellings (15 Houses) 0.83 Hectare site et/(20 DPH) dph. 0.83 Hectare site et/(20														Area: Three gs (15 House lite @(20 DP profit: (20%)	s) H) dph.
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	Subsic	Planning dy at £0 per unit (r Sustainability	gain at 100% ent) & £0 per un at £1800 per	nit (intermediate unit	e) Subsi	Plannin dy at £0 per unit Sustainabili	g gain at 100% (rent) & £0 per u ty at £1800 per	nit (intermediate) unit	Subsid	Planning dy at £0 per unit (Sustainabilit	g gain at 100% rent) & £0 per ur y at £1800 per	nit (intermediate unit	e) Subsid	Planning y at £0 per unit (re Sustainability	at £1800 per	t (intermediate) unit
30% Affordable Housing 70:30 (Social Rent to Intermediate)		30% Affor 0:30 (Social R	dable Hou ent to Inter	rmediate)		0:30 (Social	Rent to Inte	sing mediate)		:30 (Social F	rdable Hou Rent to Inter	rmediate)	70	0:30 (Social R	dable House ent to Inter	nediate)
TEST 2 SHEET 1 GREENFIELD	TEST :	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2	ı	TEST	2 SHEET 1	PDL	T.	TEST		TION TO AFFORI	
2010 V	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 56% 58%	MIDDLE 40% 40%	UP 34% 34%
2011	2011 2012 2013	**	**	**	2011		**	**	2011 2012 2013	**	**	**	2011	71%	40% 45% 46%	34% 37% 38%
2014	2013 2014 2015	**	4)	A >	2013	•••	(v	A >	2014	**	•••	**	2014	78%	48%	38%
2016	2016 2017	**	17	A)	2016	•••	**	A)	2016 2017	**	**		2016	117%	59% 56%	42% 42%
2017	2017 2018 2019	**	A)	4)	2017	**	(*	A)	2017 2018 2019	**	**	**	2017	82%	52% 49%	39% 37%
2020	2019 2020 2021	**	4)	4)	2020	• • •	A >	4)	2020	**	**	(*	2019	63% 57%	46% 46%	36% 34%
2022	2022	A)	**	**	2022	(*	**	**	2022	**	**	\leftrightarrow	2022	57% 52% 48%	42% 42% 40%	33% 32%
2023	2023 2024 2025	4)	**	**	2024	A)	**	**	2024	• •	•••	0	2023	46% 45%	39%	32% 31%
2026	2026	**		**	2026	* *	ue Area: Ti	**	2026	**	**	()	2026	44%	39%	31%
Value Area: Three 15 dwellings (15 Houses) 0.83 lectare site @ (20 DPH) dph. Gross profit: (20%) Absoption: 70 units p. a. Planning gain at 100% Subsidy at 10 pr unit (ent) & (10 pr unit (intermediate)		15 dwelling .83 Hectare s Gross p Absorptio	rofit: (20%) n: 70 units p.a gain at 100%	es) PH) dph. a.	c	0.83 Her Consider Absolute Abs	ability at £1800 affordable Ho ocial Rent to Int Area: Thre ags (15 Hous site @(20 D profit: (20%) on: 70 units p. g gain at 100%	PH) dph. (b), is p.a. is p.a. is p.a. is p.a. is p.a. is p.a. is per unit (interme per unit using ermediate) ee es) PH) dph. is per unit is per unit using ermediate.	0	15 dwellin 83 Hectare : Gross Absorptio Plannin	profit: (20%) on: 70 units p.: g gain at 100%	es) PH) dph. a.		15 dwelling 0.83 Hectare s Gross Absorptio	orofit: (20%) n: 70 units p.a gain at 100%	es) H) dph.
Sustainability at £1800 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1	70	Sustainability 30% Affor 30 (Social R 3 SHEET 1	at £1800 per dable Hou	unit sing	70	Sustainabili	ty at £1800 per ordable Hou Rent to Inter	unit sing	70	Sustainabilit	y at £1800 per rdable Hou	unit Ising	70	Sustainability 30% Affor 0:30 (Social R 3 SHEET 1	at £1800 per rdable Hous ent to Inter	unit s ing mediate)
GREENFIELD DOWN MIDDLE UP			MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	2010	REDUC	TION TO AFFORI MIDDLE 40%	UP
2010	2010 2011 2012	(*	**	**	2010 2011 2012	• • •	**	**	2010 2011 2012	**	**	()	2010 2011 2012	56% 56% 71%	40% 40% 45%	34% 34% 37%
2013	2013 2014	**	A)	4)	2013 2014	**	A)	A)	2013 2014	**	**	**	2013 2014	73% 74%	46% 47%	38% 38%
2015	2015 2016	**	(v	4)	2015 2016	**	* *	A }	2015 2016	**	**	* *	2015 2016	137% 120%	61% 60%	44% 43%
2017 2018 2019	2017 2018 2019	**	4 ¥	4)	2017 2018 2019	• • •	1 7	A)	2017 2018 2019	- ;;	- ;;		2017 2018 2019	100% 84%	56% 53% 50%	41% 39%
2019 2020 2021	2019 2020 2021	1.4	* *	4)	2019 2020 2021		(v	4)	2019 2020 2021		**	(* (* ()	2019 2020 2021	73% 64% 57%	50% 47% 44%	37% 36% 35%
2022	2022 2023	A)	**	**	2022	(v	**	**	2022	• •		()	2022	52% 48%	42% 40%	33% 32%
2024	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	^^ ()	2024 2025	46% 45%	40% 39%	32% 31%
2026	I _{EUE} D	**	AA	**		15 d 0.83 He 0 Abs Pla ssidy at E0 per u Sustair 30%	Jue Area: Ti wellings (15 Hor ctare site @(20 Gross profit: (20 corption: 70 unit anning gain at 11 nit (rent) & E0 p hability at £1800 of Affordable Ho ocial Rent to Int	ises) DPH) dph. %) s p.a. 10% er unit (interme per unit				O	2026	45%	39%	31%

15 c 0.83 He A Subsidy at £0 p Sust	Value Area: The dwellings (15 Hoectare site @(20 Gross profit: (20 Absorption: 50 unit: Planning gain at 5 per unit (rent) & £0 ptainability at £1800	OUSES DPH) %) 5 p.a. 0% er unit (ir per uni	ntermediate) it		dwelling: .83 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	S) PH) dph. a. hit (intermediate unit		dwelling 0.83 Hectare Gross Absorpti Planni idy at £0 per unit Sustainabili	Area: Thre gs (15 House site @(20 Di profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per ui ty at £1800 per	S) PH) dph. a. it (intermediate;		dwelling .83 Hectare Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. og gain at 50% (rent) & £0 per u cy at £1800 pe	es) PH) dphainit (intermediate		dwellings 0.83 Hectare s Gross i Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un v at £1800 per	S) PH) dph. a. it (intermediate unit
30% 70:30 (S	% Affordable H Social Rent to In	lousin	ng		30% Affo 30 (Social F	rdable Hou	sing	70	30% Affo 0:30 (Social	rdable Hou Rent to Inter	sing	70	30% Affo 30 (Social I	rdable Hou	using		30% Affor 0:30 (Social R	dable Hou	sing
EST 4 SHEE	ET 1 GREENFIE	LD		TEST 4	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFOR	DABLE
DO 010	OWN MIDDLE		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 39%	UP 33%
011			**	2011	(+	**	**	2011	**	**	**	2011	**	**	\leftrightarrow	2011	53%	39%	33%
012	() ()		**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	65%	43% 44%	36% 37%
014	· • · · ·		**	2014	**	**		2014	**	**		2014	**	**	()	2014	68%	45%	37%
015 016		-	*)	2015 2016	**	1+	A >	2015	**	**	* >	2015 2016	••			2015 2016	114%	57% 56%	42% 41%
017			A)	2017 2018	• •	A)	4)	2017	••	1 *	A)	2017 2018	• •	••		2017	87%	53% 50%	39% 38%
019			A >	2019	**	A >	A >	2019	**	A)	A)	2019	**	**	(+	2019	67%	47%	36%
020	() ()		**	2020 2021	4.)	**	**	2020	1.4	**	**	2020 2021	**	**	\leftrightarrow	2020	59% 54%	45% 42%	35% 34%
			• •	2022	* >	**	**	2022	4 🕶	**	**	2022	* *	~ ~	\leftrightarrow	2022	50%	41%	33%
		-	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023	46% 44%	39% 38%	32% 31%
			**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	••	••	**	2025 2026	43% 43%	38% 38%	31% 31%
120		_		2020				2020	Va	lue Area: Th	ree	2020				2020	4370	3070	3176
15 c 0.83 He	Value Area: The dwellings (15 Hoectare site @(20) Gross profit: (20) Absorption: 50 unit:	ouses DPH) %) s p.a.) dph.	0	dwellings .83 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.:	s) PH) dph. a.		posidy at E0 per u Sustaii 30% 70:30 (S Value dwelling 0.83 Hectare Gross Absorpti	orption: 50 unit: anning gain at 5 init (rent) & £0 p hability at £1800 a Affordable Hooial Rent to Int Area: Three js (15 House site @(20 Diprofit: (20%) on: 50 units p.	o% er unit (interme per unit using ermediate) e PH) dph.		dwelling .83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	es) PH) dph. .a.	(dwellings 0.83 Hectare s Gross p Absorptio	orofit: (20%) n: 50 units p.a	s) PH) dph. a.
Subsidy at £0 p Sust 30%	Planning gain at 20 per unit (rent) & £0 pi tainability at £1800 Affordable H Social Rent to Ir	er unit (in per uni lousin	it ng		dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	nit (intermediat unit ising		idy at £0 per unit Sustainabili 30% Affo	g gain at 200% (rent) & £0 per ui ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) unit s ing		dy at £0 per unit i Sustainabilit	y at £1800 pe rdable Hou	init (intermediate r unit using		dy at £0 per unit (re Sustainability	at £1800 per dable Hou	it (intermediat unit sing
EST 5 SHEE	ET 1		diate	TEST !	5 SHEET 1		mediatey	TEST	5 SHEET 1		mediatey		5 SHEET 1		mediate	TEST	5 SHEET 1		
DO	GREENFIE DWN MIDDLE	LD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	TION TO AFFOR MIDDLE	UP
11 -	· · · · · · · · · · · · · · · · · · ·		**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	**	**	\leftrightarrow	2010 2011	63% 63%	42% 43%	36% 36%
12			*)	2012 2013	* *	A)	A)	2012	* *	1 *	A)	2012	* *	**	**	2012	85% 89%	48% 50%	39% 40%
14			A)	2014 2015	**	A) V V	A)	2014	**	(*	A)	2014 2015	• •	**	**	2014 2015	90%	51%	40% 47%
116			4.4	2016	- ;;	**		2016	• •	**	A F	2016	**	**	**	2016	170%	68%	46%
17		-	*)	2017 2018	• •		4)	2017	••	**	A)	2017 2018	**	**	**	2017	132%	63% 58%	43% 41%
19		-	* >	2019 2020	**	A)	A >	2019	**	(+	A)	2019 2020	**	**	1.4	2019	86% 73%	54% 51%	39% 37%
021	(¥		* *	2021 2022		4)	4.7	2021	**	^ ^	* *	2021 2022	**	**	(v	2021	64% 58%	48% 45%	36% 35%
123	· • · · ·		**	2023	* >	**	**	2023	4 +	**	**	2023	**	**	\leftrightarrow	2023	53%	43% 42%	33%
024 025 026	()	-	**	2024 2025 2026	*)	**	**	2024 2025 2026	17	**	**	2024 2025 2026	**	**	0	2024 2025 2026	49% 48%	42% 41% 42%	33% 33% 32%
								Sul	15 d 0.83 He (Abs Planting Osidy at E0 per u Sustain	Lue Area: The wellings (15 Hou ctare site @(20 I) Gross profit: (20 orption: 50 unit: anning gain at 20 pability at £1800 paffordable Ho	ises) DPH) dph. (6) s p.a. 1096 er unit (interma per unit	ediate)							
15.0	Value Area: Th dwellings (15 Ho	ree	`		Value :	Area: Threes (15 House	e s)	1	70:30 (S Value	Area: Thre gs (15 House	ermediate)		Value	Area: Thre	e e		Value /	Area: Three	•
0.83 He A Subsidy at £48500 Sust	ectare site @(20 Gross profit: (20 Absorption: 50 unit: Planning gain at 10 to per unit (rent) & £2600 tainability at £1800	DPH) p.a. per unit	dph.		.83 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit	site @(20 DI profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per v. at £1800 per	PH) dph. a. unit (intermedia	(te) Subsidy	0.83 Hectare Gross Absorpti Plannir y at £48500 per unit Sustainabili	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per tv at £1800 per	PH) dph. a. unit (intermediate	O Subsidy	.83 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit	site @(20 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £26000 per ov at £1800 per	PH) dpha. % or unit (intermediate		0.83 Hectare s Gross p Absorptio Planning by at £48500 per unit (i Sustainability	ite @(20 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £26000 per r at £1800 per	PH) dph. a. unit (intermedia unit
70:30 (S	% Affordable F Social Rent to In	lousin	ng		30% Affo 30 (Social F	rdable Hou	sina		30% Affo 0:30 (Social	rdable Hou Rent to Inter	sing		30% Affo 30 (Social I	rdable Hou	using		30% Affor 0:30 (Social R	dable Hou	sing
ST 6 SHEE					6 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	DABLE
DO	OWN MIDDLE		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 33%	MIDDLE 28%	UP 26%
010	* **		**	2011	4.7	**	**	2010	1+	**	**	2011	• •	()	0	2011	33% 41%	27% 31%	25% 25% 27%
113	· • · · · ·		**	2013	1.	**	**	2013		**	**	2013	- ; ;	- ;;	\leftrightarrow	2013	43%	31%	28%
014	· · · · · · · · · · · · · · · · · · ·		* *	2014 2015	**	A A	4.1	2014	**	4.4	A A	2014 2015		**	**	2014	43% 80%	32% 42%	28% 33%
016			A)	2016 2017	**	A)	4)	2016 2017	**	1 *	A)	2016 2017	**	**	**	2016 2017	72% 62%	42% 40%	32% 31%
018			A)	2018	• •	4)	4)	2018	• • •	A)	4.)	2018	- ;;	**	(v	2018	54% 48%	38%	30%
20	•		* *	2020	A F	**	**	2020	4.*	**	**	2020	- ; ;	¥¥	\leftrightarrow	2020	44%	34%	29%
021	1		**	2021 2022	A >	**	**	2021	A }	**	**	2021 2022	**	**	4.4	2021	40% 37%	33% 32%	28% 27%
24			**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	()	**	2023 2024	35% 34%	31% 31%	27% 26%
025			**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	33% 33%	30% 30%	26% 26%
								Subsidy	15 d 0.83 He (0.85 Abs Pli at £48500 per u Sustain 30%	ue Area: The wellings (15 Houstare site @(20 Is corporate) for some profits (20 is corporation: 50 unit: anning gain at 10 init (rent) & £260 inability at £1800 & Affordable Houstail Rent to Interest in the profit of the profi	ises) OPH) dph. %) s p.a. 00% 000 per unit (interpretation) per unit	termedia	ate)						

	15 dwellin 1.83 Hectare : Gross Absorptio Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling: .83 Hectare s Gross Absorptio Planning at £25000 per unit (profit: (20%) on: 50 units p.; gain at 100% rent) & £22000 per	S) PH) dph. a. unit (intermedia)		dwelling 1.83 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	PS) PH) dph. a. funit (intermediate)		dwelling 1.83 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	es) PH) dph. .a. 6 r unit (intermedia		dwellings 0.83 Hectare s Gross Absorption Planning Planning At £25000 per unit ()	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph.
70	Sustainabilit 30% Affo 0:30 (Social F	y at £1800 per rdable Hou	using		Sustainabilit	y at £1800 per rdable Hou	unit sing		Sustainabili	ty at £1800 pe ordable Hou	r unit using		Sustainabili	ty at £1800 pe ordable Ho	r unit using		Sustainability	y at £1800 per rdable Hou	unit sing
	7 SHEET 1	GREENFIELD	illediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	inediate)		7 SHEET 1	PDL PDL	imediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 33%	UP 29%
2011	**	**	**	2011	A.)	**	**	2011	4 🕶	**	**	2011	**	ÜÜ	\leftrightarrow	2011	43%	33%	29%
2012 2013	• •	()	**	2012 2013	**	**	**	2012	•••	**	**	2012 2013	**		· · ·	2012	53% 55%	37% 38%	32% 32%
2014	**	0	4.)	2014 2015	**	4.*	**	2014		1.7	4.1	2014	**		() V V	2014	56%	38% 50%	32% 37%
2016	• •	**	A)	2016	* *	A)	4)	2016	• •	1.4	A)	2016	• •	• •	* *	2016	91%	49% 47%	37% 35%
2018	• • •	4.4	A >	2018		A >	* >	2018		4.4	A Þ	2018	**		(*	2018	66%	44%	34%
2019 2020	**	(+	**	2019 2020		**		2019	**	**	4.4	2019 2020	**	**	(v	2019	58% 52%	41% 39%	33% 32%
2021 2022		4)	**	2021 2022	*)	**		2021	4+	**	**	2021 2022	**	**	()	2021	47% 43%	38% 36%	31% 30%
2023	1)	**	**	2023	**	**	* *	2023	**	**		2023	**	Ü	**	2023	41%	35%	29%
2024 2025	++	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	39% 38%	34% 34%	29% 28%
2026	1)	**	**	2026	**	**	**	2026		lue Area: T		2026	••	* *	**	2026	38%	34%	28%
Subsidy	15 dwellin .83 Hectare : Gross Absorptic Planning at £36000 per unit : Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per rdable Hou	ses) PH) dph. a. 6 r unit (intermediate r unit) Subsidy	dwelling: .83 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit; 30% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £24000 per y at £1800 per rdable Hou	e 5) PH) dph. a. unit (intermediat unit sing	C (ie) Subsidy	hability at £1800 pe pordable Hocal Rent to In Area: Three gs (15 House site @(20 D is profit: (20%) ion: 50 units p in g gain at 1009 (rent) & £24000 pe pordable House	000 per unit (int per unit pussing termediate) ee SS) PH) dph. .a. .6 fur unit (intermediate) r unit	O Subsidy	Value dwelling .83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 30% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	es) PH) dph. a. a. funit (intermedia r unit using	nte) Subsidy	dwellings 0.83 Hectare s Gross Absorptio Planning y at £36000 per unit () Sustainability 30% Affor	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	(i) (i) (ii) (iii)	
	0:30 (Social F 8 SHEET 1	Rent to Inter	rmediate)		: 30 (Social F 8 SHEET 1	Rent to Inter	mediate)		8 SHEET 1	Rent to Inte	rmediate)		30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social R 8 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_		MIDDLE	DABLE UP
2010	DOWN	**	* *	2010	1 v	**		2010	DOWN	**	**	2010	DOWN	MIDDLE	**	2010	38%	30%	27%
2011 2012	•••	1)	**	2011 2012	4.4	**	**	2011	* *	**	**	2011 2012	**		()	2011	38% 48%	30% 34%	27% 30%
2013 2014	**	O	**	2013 2014	(*	**	**	2013 2014	**	**	**	2013 2014	**	• •	()	2013	50% 50%	35% 35%	30% 30%
2015 2016	• •	••	4)	2015 2016	••	A)	* *	2015	••	(•	A)	2015 2016	••	••	••	2015	92%	46% 46%	35% 34%
2017	- ; ;		A)	2017	- ;;	* >	*)	2017	• • •	17	A >	2017	- ; ;		(*	2017	70%	43%	33%
2018 2019	**	()		2018 2019	4.4	* *		2018 2019	**	**	**	2018 2019	**		(+	2018 2019	60% 53%	41% 39%	32% 31%
2020 2021	* *	4.4	**	2020 2021	A)	**	**	2020	1+	**	**	2020 2021	* *		()	2020	48% 44%	37% 35%	30% 29%
2022 2023	1 7	**	**	2022 2023	.,	**	**	2022	* *	**	**	2022 2023	**	~ ~	**	2022	40% 38%	34% 33%	29% 28%
2024	4.)	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	37%	33%	28%
2025 2026	4)	**	**	2025 2026	**	**	**	2025 2026	**	lue Area: T	**	2025 2026	**	**	**	2025 2026	36% 36%	32% 32%	27% 27%
	0 dv 0 site Gro Ab:	le Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0	_		dw 0 site Gro Abs	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0		Subsidy	0.83 He (Abis at £36000 per u Sustail 30% 70:30 (S Val dv O sit Gri	Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 osorption: 0	DPH) dph. %) s p.a. 00% 000 per unit (int) per unit	ermedia	Valu dw 0 sit Gro Ab	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0			dwe O site Gros Abs	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0	_
	Su	ng gain at 0% bsidy at 0			Su	ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0			St	ng gain at 0% ubsidy at 0			Sul	ng gain at 0% bsidy at 0	
	O% Affor	inability at 0 dable Hou 0	sing			inability at 0 dable Hous	sing			ainability at 0 rdable Hou 0	sing		0% Affo	ainability at 0 rdable Hou 0	sing			inability at 0 dable Hous 0	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0		- : -		0	- :	-	- :	0	-	- :	-	0		-	- :	0	0%	0%	0% 0%
0	-			0	-	-		0				0			-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0	-	-		0	-	-		0	-	-	-	0	0%	0%	0%
0				0		-		0				0		-		Ö	0%	0%	0%
0				0		-		0	-			0	-	-	-	Ö	0%	0%	0%
0	-			0	-			0				0	-		-	0	0%	0%	0%
0	-			0	-	-	-	0	-			0	-	-		0	0%	0%	0% 0% 0%
3	-		_		-	-		<u>p</u>	F	Jalue Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a) n. 0 0%		-	-			0.0	0,0	0.0
									0%	Affordable Ho	Jang								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab: Plannii Su Susta	Je Area: 0 vellings (0) vellings (1) a @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ng gain at 0% inability at 0 GREENFIELD MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ie Area: 0 Billings (0) (8 (2) (0) (b) sprofit: 0 orgplin: 0 g gain at 0% basidy at 0 insbillity at 0 dable House	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sitted of the control of the co	Subsidy at 0 Sustainability at	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Planni Su Susta	le Area: 0 te Area: 0 te llings (0) te (2) (0) te llings (1) te llings (1)	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	ie Area: 0 allings (0) (2) (2) (2) (3) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	
Subsit	Sustainability at 60 70 Staffordable Housing 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units															t (intermediate)			
		Rent to Inter GREENFIELD MIDDLE () () () () () () () () () () () () ()	UP			Rent to Inter INDUSTRIAL1 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		11 SHEET 1 DOWN V V V V V V V V V V V V V	INDUSTRIAL2 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		0:30 (Social F	PDL MIDDLE VY	UP		11 SHEET 1	Ent to Inter MIDLE 39% 39% 44% 45% 45% 45% 59% 59% 59% 59% 48% 45% 40% 39% 39%	
Subsi	15 dwellin 83 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	es) PH) dph. a. iii (intermediate unit	e) Subsid	dwelling: .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabil	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	i) H) dph. it (intermediate	CO Subsit	15 ds 0.83 Hec G Abso posidy at E0 per un Sustain 30% 70:30 (Sc Value dwelling 0.83 Hectare Gross Absorpti Plannin dy at E0 per uni Sustain Sustainain	nability at £600 Affordable Hocial Rent to Int Area: Thre s (15 House site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u irdable Hou	uses) DPH) dph. %) s p.a. 00% oer unit (interme per unit wusing ermediate) ess) PH) dph. a. 6. init (intermediate) unit sising	Subs	dwelling 0.83 Hectare : Gross Absorpti Planning sidy at £0 per unit (Sustalnabi	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u lity at £0 per u rdable Hou	es) PH) dph. .a. 6 nit (intermediate unit	e) Subsid	dwelling: 0.83 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustalnabil	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per un ity at £0 per u rdable Hou	t (intermediate)
	DOWN	GREENFIELD () () () () () () () () () () () () ()	UP		12 SHEET 1 DOWN	INDUSTRIAL1 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		12 SHEET 1 DOWN V V V V V V V A A A	INDUSTRIALE MIDUSTRIALE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		12 SHEET 1 DOWN THE SHEET 1 DOWN THE SHEET 1	PDDLE WOULD TO THE TOTAL THE T	UP		12 SHEET 1	TION TO AFFOR MIDDLE 39% 39% 39% 39% 39% 39% 39% 39% 39% 39%	
								Sut	15 dh 0.83 Hed G Absi Pla osidy at E0 per ur Susta 30%	wellings (15 Horitare site @(20 ross profit: (20 orption: 50 unit nning gain at 11 init (rent) & E0 plinability at E0 p Affordable Hocial Rent to Int	uses) DPH) dph. %) s p.a. DO% per unit (interme per unit	diate)							

Subsid	15 dwellin 83 Hectare : Gross Absorptic Plannie; dy at £0 per unit (Sustainabilit 30% Affo E:50 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe erdable Hou	es) PH) dph. a. iii (intermediate) r unit using) Subsi	dwelling .83 Hectare Gross Absorptic Plannic dy at £0 per unit (Sustainabilit 30% Affo 0:50 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe 0:50 (Social	Area: Three gs (15 House gs (15 House gs (16 Q D) s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u y at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsi 50	dwelling .83 Hectare Gross Absorpti Plannid dy at £0 per unit Sustainabili 30% Affo 0:50 (Social	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. .a. .a. .init (intermediater unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.83 Hectare : Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 30% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous) H) dph. : ((intermediate) unit sing
TEST 1	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDUC	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 49%	MIDDLE 34%	UP 29%
2011	**	**	**	2011	(+	**	**	2011	4 *	**		2011	* *	~ ~	\leftrightarrow	2011	49%	34%	29%
2012 2013	**	()	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**		O	2012	61% 64%	39% 40%	32% 32%
2014 2015	**	()	**	2014	**	**		2014	**	**	**	2014 2015	**	~ ~	() v v	2014	64%	40% 52%	32% 37%
2016		**	4)	2016		1.	4)	2016	**	1.	4)	2016			**	2016	102%	52%	36%
2017 2018	••	••	A)	2017 2018	**	A)	4)	2017 2018	• •	1.	A)	2017 2018	••	••	(*	2017	85%	48% 45%	35% 33%
2019	• •	(*	A >	2019	**	A >	* >	2019	• •	A):	A >	2019	**		(+	2019	62%	42%	32%
2020 2021	**	()	**	2020	(v	**	**	2020	4.4	**	**	2020 2021	**		()	2020	54% 49%	40% 38%	30% 29%
2022	4.*	**	**	2022	* >	**	**	2022	A >	**	**	2022	**	••	**	2022	45%	36%	28%
2023 2024	()	**	**	2023	**	**	**	2023	**	**	**	2023 2024	**		**	2023 2024	41% 40%	34% 34%	27% 27%
2025	4.)	**	**	2025	**	**	**	2025	**	**		2025	• •	~ ~	**	2025	39%	33%	27%
2026	• • •	**	**	2026	**	**	**	2026	Va Va	lue Area: Ti	aree	2026	**	**	**	2026	38%	34%	27%
Subsic	15 dwellin .83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per grdable Hou	es) PH) dph. a. ii iii iiii iiiiiiiiiiiiiiiiiiii) Subsi	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit sing	c) Subs	sidy at £0 per u Sustai 309 50:50 (\$ Value dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabill 30% Affr	hability at £1800 for Affordable Hicocial Rent to Interest Three gs (15 House site @(20 D is profit: (20%) ion: 50 units p. lag gain at 1009 (rent) & £0 per uty at £1800 pe pordable Hou	per unit (interme per unit pussing termediate) PE SS) PH) dph. .a. .a. .6 init (intermediate) r unit using	O	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. .a init (intermediater unit	e) Subsid	dwelling 0.83 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous) H) dph. : ((intermediate) unit sing
	100 (Social F	Rent to Inte	rmediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inte	rmediate)		100 (Social 14 SHEET 1	Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	nediate)
		GREENFIELD	1			INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 30%	MIDDLE 20%	UP 17%
2011 2012		**	**	2011	A)	**	**	2011	* >	**	**	2011 2012	**	()	0	2011	30% 39%	21% 23%	17% 19%
2013	**	**	**	2013	4.4	**	**	2013	• •	**	**	2013	**		0	2013	40%	24%	19%
2014	••	4.4		2014	(*	4.4	**	2014	••	4.)	**	2014	**	••	()	2014	40%	24% 31%	18% 21%
2016	**	(*	. >	2016			* >	2016	**	A >	A >	2016	• •	7.7	(=	2016	62%	30%	21%
2017 2018	**	(v	4.4	2017	• •	4)	4.5	2017	**	**	4.5	2017 2018	**		(v	2017	51% 43%	28% 26%	19% 18%
2019	V V	**	**	2019	A P	**	**	2019	4.4	**		2019	**	~ ~	**	2019	37%	24%	17%
2020 2021	1+	**	**	2020	A)	**	**	2020	* >	**	**	2020 2021	**	4.)	**	2020	32% 28%	23% 21%	17% 16%
2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	**	()	**	2022	26%	20% 19%	15%
2024	**	**	**	2023	**	**	**	2024	**	**	**	2023	()	A)	**	2024	24% 23%	19%	15%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	A)	**	2025 2026	22% 22%	19% 19%	14% 15%
TEST	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hou 0	sing	TEST	dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	sing		15 c 0.83 He osidy at E0 per u Sustai 309 0:100 (S Val dv O Sit Gr Al Plann S	Idue Area: Title wellings (15 Hoctare site @(20 Gross profit: (20 Gross profit: (20 Hoctare site @(20 Gross profit: (20 Hoctare site @(20 Hoctare site) anning gain at 10 Hoctare site @(20 Hoctare site) anning (20 Hoctare site) and (20 Hoctare site) anning (20 Hoctare sit	uses) DPH) dph. %) s p.a. 00% ser unit (interme p per unit pussing ermediate)		dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 alnability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous 0	Ing
TEST		GREENFIELD		TEST		INDUSTRIAL1		TEST		INDUSTRIAL2		TEST		PDL		TEST	REDUC	CTION TO AFFORE	DABLE
0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-			o				0	-			0	0%	0%	0%
0	-	-	-	0				0				0		-	-	0	0%	0%	0%
0	-	-		0		-	-	0		-	-	0	-	-		0	0%	0%	0%
ō				o o				o				o o				ő	0%	0%	0%
0	-	-	-	0			-	0		-	-	0		-	-	0	0%	0%	0%
0	-			0	-	-		0				0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0			-	0			-	0	-			0	-			0	0%	0%	0%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: (Absorption: 0 Manning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0%								

Value Area: Three 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Suboidy at 60 per unit (rent) & 60 per unit (rentmediate) Sustainability at 1180 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Th dwellings (15 Hou 0.83 Hectare site @(20 Gross profit: (259 Absorption: 50 units 10 Subsidy at £0 per unit (emt) & £0 per Sustainability at £1800), 30% Affordable H 70:30 (Social Rent to In	ses) DPH) dph. 5) p.a. 50% r unit (intermediate) per unit busing	dwelling 0.83 Hectare Gross Absorpti Plannin bsidy at £0 per unit Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou	S) PH) dph. a. iit (intermediate) unit sing	Subsid	dwelling .83 Hectare : Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	PS) PH) dph. a. it it it it it it it it it i	s) Subsid	dwellings 0.83 Hectare s Gross p Absorptio Planning y at £0 per unit (re Sustainability	orofit: (25%) n: 50 units p.a gain at 100% nt) & £0 per uni e at £1800 per	H) dph. (intermediate) unit
TEST 16 SHEET 1	TEST 16 SHEET 1	TES	T 16 SHEET 1		mediate)		16 SHEET 1		inieulate)	TEST	16 SHEET 1		
GREENFIELD DOWN MIDDLE UP	DOWN MIDDLE		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDUC DOWN	TION TO AFFORI	DABLE
2010	2010	A A 2010	• •	**		2010	y v	* *	()	2010	63%	42%	35%
2011	2011	2011		4.5	A P	2011	**			2011	64%	42% 48%	35% 39%
2013	2013	2012	• • •	1.4	* * *	2013				2013	92%	50%	39%
2014	2014	▲ > 2014		4 ¥		2014	~ ~	**	**	2014	92%	50%	39%
2015	2015	A > 2015 A > 2016		**	4.7	2015 2016			**	2015	234%	70%	47% 45%
2017	2017	2017		**		2017		**	**	2017	139%	63%	43%
2018	2018	A > 2018		* *	**	2018 2019	**	* *	**	2018	109%	58% 54%	41%
2019	2020	A > 2019 A > 2020		(*	* >	2019			(*	2019	74%	50%	39% 37%
2021	2021	A > 2021	~ ~	4.4	* >	2021	**	• •	(*	2021	64%	47%	35%
2022	2022	A A 2022		* *	* *	2022		•••	()	2022	57% 52%	45% 42%	34% 33%
2024	2024	2023		**	**	2023	- ;;		0	2023	50%	41%	32%
2025	2025	A A 2025	4 🕶	**	**	2025	**	* *	\leftrightarrow	2025	48%	41%	32%
2026	2026	A A 2026		ue Area: Th	**	2026	**	**	0	2026	48%	41%	32%
		S	0.83 Her G Abs Pla Subsidy at £0 per u Sustair 30%	ability at £1800 Affordable Ho	OPH) dph. 6) i p.a. i0% er unit (interme per unit using	diate)							
Value Area: Three	Value Area: Th	ree	70:30 (S	Area: Three	ermediate)		Value	Area: Thre	· e	1	Value /	Area: Three	,
15 dwellings (15 Houses)	dwellings (15 Hou	ses)	dwelling	s (15 House	s)		dwelling	s (15 House	es)		dwellings	(15 Houses	.)
0.83 Hectare site @(20 DPH) dph. Gross profit: (17%)	0.83 Hectare site @(20 Gross profit: (179	DPH) dph.	0.83 Hectare Gross	site @(20 Di profit: (17%)	H) dph.	0	.83 Hectare :	site @(20 D profit: (17%)	PH) dph.		0.83 Hectare s	ite @(20 DP profit: (17%)	H) dph.
Absorption: 50 units p.a.	Absorption: 50 units	p.a.	Absorpti	on: 50 units p.:	3.		Absorption	on: 50 units p.	.a.		Absorption	n: 50 units p.a	
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate	Planning gain at 10 Subsidy at £0 per unit (rent) & £0 pe		Plannin bsidy at £0 per unit	g gain at 100% (rent) & £0 per ur		Subsic	Plannin dy at £0 per unit (g gain at 1009 rent) & £0 per u		Subsid	Planning y at £0 per unit (re	gain at 100% nt) & £0 per uni	t (intermediate)
Sustainability at £1800 per unit	Sustainability at £1800	per unit	Sustainabilit	ty at £1800 per	unit		Sustainabilit	v at £1800 pe	r unit	,	Sustainability	at £1800 per	unit
30% Affordable Housing 70:30 (Social Rent to Intermediate)	30% Affordable H 70:30 (Social Rent to In		70:30 (Social	rdable Hou Rent to Inter	sing mediate)	70	30% Affo 30 (Social F	rdable Hou Rent to Inte		70	30% Affor 0:30 (Social R	dable House	nediate)
TEST 17 SHEET 1	TEST 17 SHEET 1	TES	T 17 SHEET 1				17 SHEET 1				17 SHEET 1		
GREENFIELD DOWN MIDDLE UP	DOWN MIDDLE	.1 UP	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	TION TO AFFORI	DABLE UP
2010	2010	A A 2010	• •	**		2010	DOWN	WIIDOLE	**	2010	52%	39%	33%
2011	2011	A A 2011		**	**	2011	••	**	()	2011	53% 64%	39% 43%	34% 36%
2013	2013	2012	• •	**	**	2012			Θ	2012	67%	44%	37%
2014	2014	A A 2014		**	**	2014	••	**	\leftrightarrow	2014	67%	45%	37%
2015	2015	2015 2016			A }	2015 2016			**	2015	110%	57% 56%	42% 41%
2017	2017	A > 2017		1.*		2017	**	**	(+	2017	85%	53%	40%
2018	2018	2018		1 *	4.5	2018 2019	**	**	()	2018	74%	50% 47%	38% 36%
2020	2020	2019		**		2020			Θ	2020	59%	45%	35%
2021	2021	A A 2021		**	**	2021	~ ~	• •	0	2021	54%	43%	34%
2022	2022	A A 2022		**	**	2022			**	2022	49% 46%	41% 39%	33% 32%
2024	2024	A A 2024		**	**	2024	**		**	2023	44%	38%	31%
2025	2025	A A 2025		**	**	2025 2026	~ ~	**	**	2025 2026	43% 43%	38% 38%	31% 31%
Value Area: 0	Value Area:		15 d 0.83 Hec G Abs Pis Subsidy at E0 per u Sustair 30% 70:30 (S	ue Area: The wellings (15 Hou care site @ (20 I foross profit: (175 foroption: 50 units inning gain at 10 init (rent) & £0 pability at £1800 in Affordable Houcial Rent to Init ue Area: 0	ses) DH) dph. 6) p.a. 10% er unit (interme per unit using	diate)	Volt	ue Area: O			Valu	e Area: 0	
0 dwellings (0)	dwellings (0)			ellings (0)				ellings (0)				ellings (0)	
0 site @(0) dph.	0 site @(0) dp	n.	0 site	e @(0) dph.			0 site	e @(0) dph.			0 site	@(0) dph.	
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0		Ab	ss profit: 0 sorption: 0			Ab:	ss profit: 0 sorption: 0			Abs	s profit: 0 orption: 0	
Planning gain at 0% Subsidy at 0	Planning gain at 0 Subsidy at 0	%		ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0				g gain at 0% sidy at 0	
Sustainability at 0	Sustainability at 0		Susta	ainability at 0			Susta	inability at 0			Sustai	nability at 0	
0% Affordable Housing	0% Affordable Ho	using	U% Affor	rdable Hous	sing		U% Affor	dable Hou	sing		0% Afford	dable Hous	ing
TEST 18 SHEET 1	TEST 18 SHEET 1		T 18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
GREENFIELD DOWN MIDDLE UP	DOWN MIDDLE		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-		TION TO AFFORI	DABLE UP
0	0	_ 0	DOWN	miDDLE -	- UP	0	DOWN	miDDLE	UP -	0	DOWN 0%	0%	0%
0	0	0	-	-	-	0			-	0	0%	0%	0%
	0	- 0	-	-		0	-		-	0	0%	0%	0%
0	0	- 0	-	-		0	-			ō	0%	0%	0%
0	0	_ 0	_	_	-	0	_	_	-	0	0%	0%	0%
	0	0	-	-	-	0	-		-	0	0%	0%	0%
0	0	- 0	-	-	-	0				0	0%	0%	0%
0	0	_ 0				0				0	0%	0%	0%
0	0	- 0				0				0	0%	0% 0%	0% 0%
0	0	- 0				0	-			ō	0%	0%	0%
0	0	_ 0	_	-	-	0	-		-	0	0%	0%	0%
0	0	- 0	-	-		0				0	0%	0%	0%
0	0 -	- 0				0				0	0%	0%	0%
			1	/alue Area:	0					1			
				0 dwellings (0) 0 site @(0) dph									
				Gross profit: 0									
			Р	Absorption: 0 lanning gain at 0	1%								
				Subsidy at 0 Sustainability at									
				Affordable Ho									
				0									

Value Area: 0	Value Area: 0				
Side e(f) dph.					
Coop part Coop	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption Company of the Compan		Gross profit: 0			
Parenty gain at 60% Substitution Parenty gain at 60% Pare					
Substancibility and Or Affordable Housing Or Aff	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
## Company Com		Subsidy at 0		Subsidy at 0	
Test Select O	Sustainability at 0	Sustainability at 0	O% Affordable Housing	Sustainability at 0	Sustainability at 0
PRINCIPAL PRIN	0	0	0	0	0
Model Cook Cook Model Cook					
				PDL DOWN MIDDLE LIP	
1	0	0	0	0	
Value Area: 0 Consequent of Scatamachiny of 0 Consequent of Scatamachiny of 0 Consequent of 0 Conseq	0		0	0	
			0	0	
	0	0		0	0 0% 0% 0%
	0		0	0	
	0				
	š		Ğ <u></u>		0 0% 0% 0%
	0	0	0	0	0 0% 0% 0%
		0	0	0	
Company Comp			0		
Value Area: 0 O O O O O O O O O					0 0% 0% 0%
O devellings (0) O state (0) (ph. Gross profit: 0 Substitute (1) O state (1) (ph. Gross profit: 0 O state (1) (0				0 0% 0% 0%
O devellings (0) O state (0) (ph. Gross profit: 0 Substitute (1) O state (1) (ph. Gross profit: 0 O state (1) (0	0	0	0	0 0% 0%
Value Area: 0 O dwellings (0) O state e(0) dph. O state e(Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		
O site @(0) dph. Gross profit: 0 Absorption: 0 Absorptio			Value Area: 0		
Gross profit: 0 Absorption: 0 Absorption	0 site @(0) dph.	O -it- @(O) d-b			
Planning gain at 0% Subsidy at 0 Subsidianality at 0 O% Affordable Housing			0 site @(0) dph.	0 site @(0) dph.	
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidication	Gross profit: 0	Gross profit: 0	Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0
Test State Test	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	O site @(O) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0
TEST 20 SHEET 1 POWN MIDOLE UP O O O O O O O O O	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
Test 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustinability at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
NOUSTRALE NOUS	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustidy at 0 Suffordable Housing	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 1 0% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 096 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 0 0 0 0 -	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 096 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MODUL UP
0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 09 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 RIDUSTRUL1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL DOWN MIDDLE UP	0 site @(0) dph.
Company Comp	Gross profit: 0 Absorption: 0 Plainning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 RIDUSTRUL1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL2 O OM MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskly at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainshality at 0 O% Affordable Housing O% Affordable Housing O%
0 0 0 0 - 0 0 0 % 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL2 O OM MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O96 Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainshiltly at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MODULE Up
0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'6 Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0	0 Site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 COWN MIDDLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'6 Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsky at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O%
0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subtainbully at 0 Subtainbully at 0 O'S Affordable Housing O'S Affordable	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordable Housing OS HEET 1 BOUSTRIAL2 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DO	O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O% 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL OWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskly at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE UP OWN NOW. 0%. 0 0%. 0%. 0%. 0 0%. 0%. 0%. 0 0%. 0%. 0%. 0 0%. 0%. 0%. 0 0%. 0%. 0%. 0%. 0 0%. 0%. 0%. 0%. 0 0%. 0%. 0%. 0%. 0 0%. 0%. 0%. 0%.
	Gross profit: 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordable Housing OS Affordable Up TEST 20 SHEET 1 NOUSTRUL2 OOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 0 TEST 20 SHEET 0 TOWN MICOLE P O DWN MICOLE P O DWN OWN OWN O DWN
0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP NOUSTRIAL! DOWN MODEE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 PDL OOWN MIGDLE UP	O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 COWN MICOLE DOWN MICOLE UP O% 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0%
	Gross profit: 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing TEST 20 SHEET 1 PDL OOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WEST 20 SHEET 1 CONIN MICOLE UP REDUCTION TO AFFORDABLE O DW OW OW. O DW
0 Value Area: 0 0 dwellings (0) 0 dise (0) of the Growth o	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subtainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDGUE UP DOWN MIDGUE UP O% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Value Area: 0 Odverlings (0) Odverli	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subtainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S HOUSIRALT DOWN MODE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDOLE UP DOWN MIDOLE UP O 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0% 0 0% 0% 0 0 0% 0 0% 0% 0 0 0% 0 0% 0% 0 0 0% 0 0% 0% 0 0 0% 0 0% 0% 0 0 0% 0 0% 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0% 0 0 0% 0 0% 0 0%
0 dwellings (0) 0 site @(0) dpth. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainbilly at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O 0% MICOLE DOWN MICOLE DOWN MICOLE DOWN MICOLE O 0% 0% 0% 0%
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 COWN MICOLE DOWN MICOL	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MODE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskyl at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WA Affordable WA Affordable O WA O W
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainbility at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'6 Affordable Housing O'6 Affordable Housing O'6 Affordable Housing O'6 Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskiy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP REDUCTION TO AFFORDABLE DOWN MIDDLE UP O 0 0% 0% 0% 0% O 0 0 0% 0% 0% O 0 0 0% 0% 0% 0% O 0 0 0% 0% 0% 0% O 0 0 0% 0% 0% 0% O 0 0 0 0% 0% 0% 0% O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0% Subsidy at 0 Sustainbility at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable Housing O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MODE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskyl at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WA Affordable WA Affordable O WA O W
Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable Housing O'S Affrordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskyl at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WA Affordable WA Affordable O WA O W
Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S HEET 1 NOUSTRUL2 DOWN MEDCLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskyl at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WA Affordable WA Affordable O WA O W
	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskyl at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WA Affordable WA Affordable O WA O W
0% Attordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing TEST 20 SHEET 1 CREENIELD DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'6 Affordable Housing DOWN MIDDLE UP DOWN	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subskyl at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O WA Affordable WA Affordable O WA O W

Figure 32 - Sensitivity Testing

Subsid	Value 50 dwellin 59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	Area: Three gs (50 House site @(35 D profit: (20%) on: 50 units p g gain at 100; (rent) & £0 per u by at £1800 per ordable Hou	ses) PH) dpha6 init (intermediate or unit using rmediate)	1 Subsi	Value 50 dwelling .59 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	Area: Three gs (50 House site @(35 DP profit: (20%) in: 50 units p.a j gain at 100% gent) & £0 per un y at £1800 per rdable Hou:	es) H) dph. t (intermediate) unit sing mediate)	Subsi 70 TEST	50 dwellin .59 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. b. c. diffusion (intermediate) cupit unit unit using mediate)	Subs	50 dwellin 1.59 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate runit sing mediate)	Subsidy 70 TEST	50 dwellin .59 Hectare Gross Absorpti Plannin y at E0 per unit (Sustainabilit 30% Affo 0:30 (Social I) SHEET 1	Area: Three gs (50 House site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £1800 per ordable Hou Rent to Inter CTION TO AFFOR MIDDLE	es) H) dph. t (intermediate) unit sing mediate) DABLE UP
2010 2011	**	**	**	2010	**	A A	**	2010 2011	**	A >	**	2010 2011	**	**		2010	70% 79%	48% 51%	41% 43%
2012 2013	**	(+	A)	2012	**	A }	A)	2012 2013	* *	A):	4)	2012 2013	~ ~	**	(+	2012	92% 96%	56% 57%	45% 45%
2014 2015	**	**	A >	2014 2015	**	A >	A)	2014 2015	**	(*	A)	2014 2015	••	**	(+	2014 2015	126%	65%	48% 52%
2016	**	ÜÜ	A >	2016	**	(*	* >	2016	**	**	* >	2016	**	Ţ,	(*	2016	154%	73%	51%
2017 2018	**	**	* >	2017 2018	**	4 ¥	4.5	2017 2018	**	**	A >	2017 2018	**	**	(v	2017 2018	124%	68%	48% 46%
019 020	• •	(+	4)	2019 2020	* *	A }	4.)	2019 2020	• •	A }	A)	2019 2020	••	**	4)	2019 2020	88% 76%	59% 56%	44% 42%
21 22	4.4	44	4.4	2021	A)	4.5	4.)	2021 2022	(v	* *	44	2021 2022	**	++	44	2021 2022	68% 62%	53% 50%	41% 39%
123	4+	**	**	2023	A }	**	**	2023	->	**	**	2023	••	()	**	2023	58% 56%	48% 47%	38%
25 26	A):	**	**	2024	A)	**	**	2024 2025 2026	->	**	**	2024 2025 2026	•••	() ()	**	2025	55% 54%	47% 47% 48%	37% 37%
Subsid	Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidy at E per unit (rent) & De pr unit (intermediate) Subsidiate (SD Houses) 1.59 Hoctare site @(35 DPH) dph. Gross profit: (20%) Absorption: 30 units p. a. Planning gain at 100% Subsidiate (Fig. 1) Subsidiated (SD per unit (rent) & E per unit (rent) &																		
EST 2	SHEET 1		mediatey	TEST	2 SHEET 1		riculato	TEST	2 SHEET 1		mediatey	TEST	2 SHEET 1		mediatey	TEST :	2 SHEET 1		
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 49%	UP 41%
11	**	(*	4)	2011	**	4)	4)	2011	**	4)	4)	2011	**	**	(*	2011	82%	52%	43%
12 13	**	(*	A)	2012 2013	**	A P	* >	2012 2013	**	A P	<u> </u>	2012 2013	**	**	* *	2012 2013	94%	56% 59%	45% 46%
14 15	**		A)	2014	**	**	A)	2014 2015	**	**	*)	2014 2015	**		1+	2014	141% 169%	68% 74%	50% 51%
16 17	**	**	A)	2016	**	(v	A)	2016 2017	* *		.,	2016 2017	**	**	(*	2016 2017	142% 116%	71% 66%	50% 47%
18 19	• •	4.4	A)	2018	**	A >	.)	2018	**	* >	->	2018	**	**	4.4	2018	96%	61% 58%	45% 43%
20	**	(v	A >	2020	1.	A >	A)	2020	**	A }	A)	2020	•••	* *	A)	2020	73%	54%	41%
21 22	1.	**	* *	2021	A >	* *	**	2021 2022	(v	* *	**	2021 2022	**	++	**	2021	66%	51% 49%	40% 39%
23 24	4.4	**	**	2023 2024	*)	**	**	2023 2024	A P	**	**	2023 2024	* *	()	**	2023 2024	57% 55%	48% 47%	38% 38%
25 26	A }	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	**	() v v	**	2025 2026	54% 54%	48% 49%	37% 37%
1.	50 dwellin 59 Hectare	Area: Thre gs (50 Hou: site @(35 D profit: (20%)	ses) PH) dph.	1	50 dwelling .59 Hectare	Area: Three gs (50 Houss litle @(35 DP profit: (20%)	es)		50 dv 1.59 Hec G Absidy at £0 per ur Sustain 30% 70:30 (Sc Value 50 dwellin .59 Hectare:	Affordable Ho cial Rent to Inte Area: Thre- gs (50 Hous	ises) DPH) dph. %) is p.a. D0% er unit (interme per unit uusing ermediate) ees)		50 dwellin 1.59 Hectare	Area: Three gs (50 Hous ite @(35 DF profit: (20%)	es)	1	50 dwellin .59 Hectare	Area: Three gs (50 Houss site @(35 DF profit: (20%)	es)
	Absorpti Plannin by at £0 per unit Sustainabili	on: 70 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	.a. % init (intermediate ir unit using		Absorption Planning dy at £0 per unit (Sustainabilit	in: 70 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	t (intermediate) unit		Absorption Planning	on: 70 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	hit (intermediate) unit unit		Absorption Planning P	on: 70 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	nit (intermediate unit s inq		Absorpti Plannin y at £0 per unit (i Sustainabilit 30% Affo	g gain at 100% g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	t (intermediate) unit
ST 3	SHEET 1	GREENFIELD		TEST	3 SHEET 1	INDUSTRIAL1			3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST :	3 SHEET 1	CTION TO AFFOR	
10	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	71%	MIDDLE 48% 51%	UP 41% 42%
12	• • •		2)	2012	• • •	A)	4)	2012		4)	*)	2011			- ; ;	2012	93%	56% 57%	42% 45% 46%
14 15			4)	2013	• •	A >	4)	2014		1.	*)	2013 2014 2015			17	2013	120%	63%	48% 53%
6 7	**		4)	2016 2017	• •	**	A)	2016 2017		**	*)	2016 2017		- ;;	(*	2016 2017	166%	75% 70%	52% 49%
8	**		^)	2018	• •	A)	^)	2018	¥¥	(v	^)	2018 2019	· ·		1.	2018	109%	65%	47% 47% 45%
0	**	(*	A)	2020		A)	A)	2020	• •	A):	A)	2020	**		A)	2020	80%	57% 54%	43% 43% 41%
2	1.	**	**	2022	A)	**	**	2022	(*	**	**	2022	**	()	**	2022	64%	51% 49%	40% 39%
24 25	1 v	**	**	2024	A)	**	**	2024	A)	**	**	2024 2025	**	() ()	**	2024	57% 55%	48% 47%	38% 38%
26	A)	- ::	- ::	2026	.,	- ::	**	2026	Val	ue Area: Th	**	2026	vv		**	2026	55%	48%	38%
								Sub	50 dv 1.59 Hec G Abso Pla osidy at £0 per u Sustain 30%	vellings (50 Hou tare site @(35 I ross profit: (20 orption: 70 units nning gain at 10	uses) OPH) dph. %) s p.a. 00% er unit (interme per unit	ediate)							

	50 dwellin 59 Hectare : Gross Absorpti Plannir ly at £0 per unit i	Area: Three gs (50 Hous site @(35 DF profit: (20%) on: 50 units p.a g gain at 50% (rent) & £0 per un	es) PH) dph. a. hit (intermediate		dwelling: .59 Hectare s Gross Absorptio Plannin dy at £0 per unit (i	profit: (20%) in: 50 units p.a g gain at 50% rent) & £0 per un	;) H) dph. i. it (intermediate		dwelling .59 Hectare Gross Absorpt Planni dy at £0 per unit	e Area: Three gs (50 House site @(35 D s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u	es) PH) dph. .a.		dwelling .59 Hectare Gross Absorpti Planni dy at £0 per unit	Area: Thre gs (50 House site @(35 Di s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per units	es) PH) dph. a. nit (intermediate		dwelling 1.59 Hectare Gross Absorpti Plannir y at £0 per unit (profit: (20%) on: 50 units p.: ng gain at 50% rent) & £0 per ur	s) PH) dph. a. ait (intermediate
	30% Affo :30 (Social I	ty at £1800 per ordable Hou Rent to Inter	ısing	70	30% Affor 30% Social R	y at £1800 per rdable Hou Rent to Inter	sing	70	30% Affe 30 (Social	ity at £1800 pe ordable Hou Rent to Inte	using	70	30% Affo	ty at £1800 per ordable Hou Rent to Inter	ısing	71	30% Affo 30% Social	ty at £1800 per ordable Hou Rent to Inter	ısing
EST 4	SHEET 1	GREENFIELD		TEST -	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1	CTION TO AFFOR	DARI F
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 66%	MIDDLE 46%	UP 40%
11		**	**	2011	**	**	**	2011	**	**	**	2011	- · ·	0	**	2011	72%	49%	41%
12 13	**	4 ¥	A >	2012	**	A)	*)	2012	**	A >	A >	2012	**	**	1+	2012	83% 85%	53% 54%	44% 44%
14	**	4.4	* >	2014	* *	* >		2014	**	A >	. >	2014	**	* *	4.4	2014	109%	61%	47%
15 16	**	**	A)	2015 2016	**	(*	*)	2015 2016	**	(*	4)	2015	**	**	4+	2015 2016	146% 127%	70% 68%	50% 49%
7 8	**	4.4	A }	2017	* *	A)	*)	2017	**	(v	A)	2017	**	* *	4+	2017	107% 91%	64% 60%	47% 45%
9	**	1.	A)	2019	**	A)	4)	2019	**	A)	4)	2019	**	**	4)	2019	80%	56%	43%
D 1	1.4	4.5	.,	2020	4 +	* *	4.4	2020		A >	.,	2020		++	4)	2020	71% 64%	53% 50%	41% 40%
2		**	**	2022	* >	**	**	2022	A >	**	**	2022	**	€ +		2022	59%	48%	38%
3	* >	**	**	2023	* >	**	**	2023	A P	**	**	2023		()	**	2023	55% 53%	46% 46%	37% 37%
5	4.)	**	**	2025	* >	**	**	2025	A)	**	**	2025	**	0	**	2025	52% 52%	46% 47%	37% 37%
	Value	Area: Three	e		Value	Area: Three	,	Sub	Abs pusidy at E0 per u Sustair 30% 70:30 (S	Gross profit: (20 sorption: 50 unit fanning gain at 1 unit (rent) & E0 pnability at E1800 & Affordable Hoscial Rent to Inter Area: Three	is p.a. 50% per unit (interm 0 per unit busing termediate)	ediate)	Value	Area: Thre	e		Value	Area: Thre	e
	50 dwellin 59 Hectare : Gross Absorpti Plannin by at £0 per unit i	igs (50 Hous site @(35 DF profit: (20%) on: 50 units p.: g gain at 200% (rent) & £0 per ur	es) PH) dph. a. bit (intermediate		dwellings .59 Hectare s Gross Absorptio Planning dy at £0 per unit (i	s (50 Houses site @(35 DF profit: (20%) in: 50 units p.a gain at 200% rent) & 60 per un	it (intermediate		dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit	gs (50 House site @(35 D s profit: (20%) ion: 50 units p. ng gain at 2009 (rent) & £0 per u	es) PH) dph. .a. 6 nit (intermediate		dwelling .59 Hectare Gross Absorpti Plannin	gs (50 House site @(35 DI s profit: (20%) ion: 50 units p. ig gain at 200%	es) PH) dph. a. 6		dwelling 1.59 Hectare Gross Absorpti Plannin y at £0 per unit (s (50 House site @(35 DI profit: (20%) on: 50 units p.: g gain at 200% rent) & £0 per ur	S) PH) dph. a. bit (intermediate
	30% Affo	ty at £1800 per ordable Hou Rent to Inter	ısing		Sustainability 30% Affo 0:30 (Social R 5 SHEET 1	y at £1800 per rdable Hou Rent to Inter	sing	7(30% Aff	ty at £1800 pe ordable Hou Rent to Inte	using		Sustainabili 30% Affo 30 (Social 5 SHEET 1	ty at £1800 per ordable Hou Rent to Inter	r unit ising rmediate)		Sustainabili 30% Affo 0:30 (Social 5 SHEET 1	ty at £1800 per ordable Hou Rent to Inter	ısing
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1.231	DOWN	INDUSTRIAL2 MIDDLE	UP	1.231	DOWN	PDL MIDDLE	UP	1.231		CTION TO AFFOR	DABLE UP
	DOWN	MIDDLE	* >	2010	DOWN	* >	* >	2010	DOWN	A >	* >	2010	DOWN	MIDDLE	* >	2010	83%	53%	43%
	**	**	A }	2011 2012	**	A >	* >	2011	**	A)	A)	2011 2012	**	**	(+	2011	95% 121%	56% 62%	45% 48%
	**	• •	A }	2013 2014	* *	A) (v	A)	2013	**		A)	2013 2014	**	* *	(v	2013	126% 181%	64% 74%	49% 52%
5	**	• •	(v	2015 2016	**	**	A)	2015	• •	• •	A)	2015 2016	**	**	**	2015 2016	363% 250%	91%	58% 55%
		**	* >	2017	**	**	A)	2017		**	* >	2017	**	**	(*	2017	183%	79%	52%
	**	**	A P	2018 2019	**	4 ¥	*)	2018 2019	**	(*	A)	2018 2019	**	**	1+	2018 2019	139%	72% 66%	50% 47%
	**	1 *	A }	2020 2021	* *	A >	A)	2020 2021	**	A }	A)	2020 2021	**	* *	4)	2020 2021	91% 79%	62% 58%	45% 43%
	**	4)	4)	2022 2023	(v	*)	A)	2022 2023	* * *	A)	A)	2022 2023	**	**	A)	2022 2023	71% 65%	54% 52%	41% 40%
1	(+		A >	2024	*)	A >		2024	A F	A P	A >	2024	**	- ; ;	* >	2024	62%	51%	40%
3	1+	A }	A P	2025 2026	A >	A >	A)	2025 2026	A)	4.)	4)	2025 2026	**	**	A)	2025 2026	61%	51% 52%	39% 39%
	50 dwellin 59 Hectare : Gross Absorption	Area: Three gs (50 Hous site @(35 Di profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a.		dwellings .59 Hectare s Gross Absorptio	profit: (20%) n: 50 units p.a ı gain at 100%	s) 'H) dph.	1	Absorph Absorph Sustain 30% 70:30 (S Value dwelling .59 Hectare Gross Absorph Plannir	extare site @(35 Gross profit: (20 Sorption: 50 unil anning gain at 2 unit (rent) & E0 unit	9%) Is p.a. 100% oper unit (interm p per unit pusing termediate) 109 119 129 139 149 159 159 169 169 169 169 169 169 169 169 169 16		dwelling .59 Hectare Gross Absorpti Plannin	Area: Thre ys (50 House site @(35 Di profit: (20%) ion: 50 units p. yg gain at 100%	s) PH) dph. a.	1	dwelling 1.59 Hectare Gross Absorpti	profit: (20%) on: 50 units p.: g gain at 100%	s) PH) dph.
70	30% Affo	(rent) & £26000 per by at £1800 per prdable Hou Rent to Inter	ısing	70):30 (Social F 6 SHEET 1	rdable Hou Rent to Inter	sing	70	30% Affo 0:30 (Social 6 SHEET 1	(rent) & £26000 ps lty at £1800 pe ordable Hou Rent to Inte	using		30% Affo	(rent) & £26000 per ty at £1800 per ordable Hou Rent to Inter	ısing		0:30 (Social 6 SHEET 1	ordable Hou	rmediate)
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	0P	2010	DOWN	MIDDLE	UP	2010	40% 44%	32% 34%	30% 31%
		**	**	2012	* >	**		2012	4 *	**	**	2012		()	**	2012	51%	37%	32%
	**	* >	A P	2013 2014	4.4	* >	4)	2013 2014	**	A P	4)	2013 2014	**	(v	*)	2013 2014	53% 70%	37% 43%	33% 35%
	**	(*	A }	2015 2016	**	A }	* >	2015 2016	**	A }	4)	2015 2016	* *	**	(*	2015 2016	104% 89%	51% 50%	39% 38%
	**	(*	A >	2017 2018	• • •	A >	A)	2017 2018	**	A >	A)	2017 2018	**	**	A)	2017 2018	75% 65%	47% 44%	37% 35%
		4)	4)	2019	A)	A P	4)	2019	(v	A)	4)	2019	**	(*	4)	2019	57% 51%	42% 40%	34%
'	A)	**	**	2021	* >	**	**	2021	A >		**	2021	~ ~	0	**	2021	47%	39%	32%
	A)	**	**	2022 2023	* >	**	**	2022 2023	A P	**	**	2022 2023	(*	4.4	**	2022 2023	43% 41%	37% 36%	32% 31%
	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	()	()	**	2024 2025	40% 40%	36% 36%	31% 31%
3	**	**	**	2026	**	4.4		2026 Subsidy	50 d 1.59 He (Abs Plat E48500 per u Sustain	Iue Area: To dwellings (50 Ho sctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £26 nability at £180 6 Affordable He	uses) DPH) dph. (%) (s p.a. 00% 000 per unit (in D per unit	2026	← →	0	**	2026	40%	37%	31%

Subsidy	50 dwelling .59 Hectare s Gross Absorptio Planning rat £25000 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediat unit	e) Subsidy	dwelling: .59 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediat unit sing	e) Subsid	dwelling 1.59 Hectare Gross Absorpt Plannir y at £25000 per unit Sustainabili	s profit: (20%) ion: 50 units p ig gain at 100° (rent) & £22000 p ty at £1800 pe ordable Ho	es) DPH) dph. .a. % er unit (intermediate er unit using) Subsidy	dwelling: 1.59 Hectare s Gross Absorptic Planning y at £25000 per unit (Sustainability 30% Affo	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediate unit	e) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	S) PH) dph. a. crunit (intermediate) runit unit
	7 SHEET 1	kent to inter	mediate)		7 SHEET 1	tent to inter	mediate)		7 SHEET 1	Rent to Inte	mediate)		0:30 (Social F 7 SHEET 1	kent to inter	mediate)		0:30 (Social I 7 SHEET 1	Rent to inte	mediate)
	DOME	GREENFIELD	un	4	DOWN	INDUSTRIAL1	un	_	DOMAL	INDUSTRIAL2		4	DOMAN	PDL	IID.			CTION TO AFFOI	RDABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 39%	34%
2011	* *	**	**	2011	4 *	**	**	2011	(•	**	**	2011	* *	€)	**	2011	59%	41%	36%
2012 2013		*)	A Þ	2012	**	A)	A)	2012	**	A >	.,	2012 2013			* >	2012	69%	45% 46%	38%
2014	**	(v	A P	2014	**	A)	A)	2014	**	A)	A)	2014	**	**	4 *	2014	92%	52%	41%
2015	~ ~	~ ~	* >	2015	**	* >	A }	2015	**	(∀	4.)	2015	~ ~	**	4*	2015	138%	61%	44%
2016 2017		4.4	A >	2016	**	A)	4)	2016	**	(v	4)	2016 2017	* *		1+	2016	117%	60% 56%	43% 42%
2018	• •	- + +	A P	2018	**	A)	A)	2018	• • •	A >	A)	2018	• •	**	A)	2018	81%	52%	40%
2019	~ ~	* >	A.):	2019	4.4	A >	A)	2019	4 *	A P	.)	2019	~ ~	**	* >	2019	70%	49%	38%
2020 2021	(*	*)	4.5	2020	A)	* *	.,	2020	4.)	* *	**	2020 2021	• • •	()	* *	2020	62% 56%	47% 45%	37% 36%
2022	A F	**	**	2022	* >	**	**	2022	* >	**	**	2022	~ ~	0	* *	2022	51%	43%	35%
2023 2024	A P	**	**	2023 2024	A)	**	**	2023	A P	**	**	2023 2024	* *	0	**	2023 2024	48% 47%	41% 41%	34% 34%
2024	A)		**	2024	4)	**	**	2024	* >	**	**	2024	1.	()	**	2024	47%	41%	34%
2026	A)	**	**	2026	A)	**	**	2026	A)	11 lue Area: T	**	2026	(▼	()	**	2026	46%	42%	34%
1	Cross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Assistanability at E1800 per unit (20%) Assistanability a																		
	Planning at £36000 per unit (Sustainability 30% Affo	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermediat unit unit		Planning at £36000 per unit (Sustainability 30% Affo	gain at 100% rent) & £24000 per y at £1800 per rdable Hou	unit (intermediat unit sing		Plannir y at £36000 per unit Sustainabili 30% Affe	ng gain at 1009 (rent) & £24000 p ty at £1800 pe ordable Ho	% er unit (intermediate er unit using		Planning y at £36000 per unit (Sustainability 30% Affo	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermediat unit sing		Plannin y at £36000 per unit Sustainabilit 30% Affo	g gain at 1009 (rent) & £24000 pe by at £1800 pe ordable Hou	r unit (intermediate) r unit unit
	0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)		0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	ermediate)		0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)		0:30 (Social I 8 SHEET 1	Rent to Inte	rmediate)
IESI	8 SHEET 1	GREENFIELD		IESI	8 SHEET 1	INDUSTRIAL1		IESI	8 SHEET 1	INDUSTRIAL2		IESI	8 SHEET 1	PDL		IESI		CTION TO AFFOI	RDABLE
2012	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2012	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
2010 2011	**	**	**	2010	*)	**	**	2010	1 *	**	**	2010 2011	**	()	**	2010 2011	47% 52%	36% 38%	32% 33%
2012	~ ~	* >	* >	2012	4.4	* >	* >	2012	**			2012	~ ~		* >	2012	61%	41%	35%
2013 2014		4 *	A P	2013	4.4	A)	4)	2013	**	4)	4)	2013 2014	* *	(v	4.4	2013	62%	42% 48%	35% 38%
2015	• • •	**	A)	2015	**	A)	4)	2015	**		A)	2015			1+	2015	122%	56%	42%
2016	• •	4.4	A >	2016	**	A >	A >	2016	**	A >		2016	* *	~ ~		2016	104%	55%	41%
2017 2018	**	4+	A } A }	2017	**	A)	4)	2017	**	A)	* >	2017 2018	**	**	A)	2017	86%	52% 49%	39% 38%
2019	**		A >	2019	1 *	A)	A)	2019	* *	A)	A)	2019	~ ~		A)	2019	64%	46%	36%
2020	~ ~	* >	A.):	2020	*)	A >	A P	2020	(*	A P		2020	* *	(•	* >	2020	57%	44%	35%
2021 2022	4.4	**	**	2021 2022	A)	**	**	2021 2022	* >	**	**	2021 2022	**	()	**	2021 2022	51% 48%	42% 40%	34% 33%
2023	A >	**	**	2023	A >	**	**	2023	A >	**	**	2023	4.4	()	**	2023	45%	39%	33%
2024 2025	4.5	**	**	2024 2025	4)	**	**	2024 2025	4.5	**	**	2024 2025	(v	()	**	2024 2025	44% 43%	39% 38%	33% 32%
2026	**		**	2026			**	2026		**	***	2026	()			2026	43%	39%	32%
	Valu	ue Area: 0			Valu	ue Area: 0		Subsidy	50 c 1.59 He (Abs Pl: at £36000 per u Sustaii 30% 70:30 (S	nability at £180 6 Affordable H locial Rent to In ue Area: 0	puses) DPH) dph. 3%) Is p.a. 100% 1000 per unit (int ousing termediate)	ermedi	Valu	ue Area: 0			Valu	ue Area: 0	
	O site Gro Abs Plannir Su Susta	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 dable Hous	sing		O site Gro Abs Plannir Su Susta	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing		Gr At Plann S Sust	veilings (0) e @ (0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou			O site Gro Abs Plannir Su Susta	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing		O site Gro Ab Planni Su Susta	e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou	sing
TEST	9 SHEET 1	CDEEN-CIT-		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	INDUSTRIC		TEST	9 SHEET 1	DP:		TEST	9 SHEET 1	CTION TO ASSES	DARLE
	DOWN	MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	RDABLE UP
0	-			0			-	0	-	-		0	-			0	0%	0%	0%
0				o			-	ō	-			o o			-	ō	0%	0%	0%
)	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
-	-		-	ō				ő	-			o				ō	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
,				0				0	-	-		0				0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0% 0%	0%
0	-			0				0	-	-		0	-			0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0				0			-	0		-		0				0	0%	0%	0%
0	_	-		0	-		-	0	-	-		0	_	-		0	0%	0%	0%
T.	-			V.	-	-	-	U	F	O dwellings (0 o site @(0) dp Gross profit: Absorption: 0 Planning gain at Subsidy at 0 Sustainability a 0	n) h. 0 0% tt 0	U.	-			v	Ú%	0%	υ%

	O dv O site Gre Ab Planni Su Susta O% Affor	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta O% Affor	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 gg gain at 0% osidy at 0 nability at 0 dable Hous 0	sing		dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		dw O site Gro Ab Planni Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0 rdable Hous	sing
TEST 1	DOWN	GREENFIELD MIDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ŧ	INDUSTRIAL2 MIDDLE) n.) 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDGE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEFT 1 REDUCE DOWN O'%	CTION TO AFFOR MIDDLE OF THE M	DABLE UP OP OP OP OP OP OP OP OP OP
Subsic	Value Area: Three 50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning ain at 100% Planning ain at 100% Substandability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) TST 11 SHEET 1 Value Area: Three Value Area: Three Value Area: Three Value Area: Three dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning ain at 100% Planning ain at 100% Substandability at £600 per unit Value Area: Three dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning ain at 100% Planning ain at 100% Substandability at £600 per unit Value Area: Three dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning ain at 100% Planning ain at 100% Absorption: 50 units p.a. Absorption: 50																		
TEST	Substay at 10 per unit (rem1) & 10 per unit (rem2 date)																		
2010 2011	Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Absorpti																		
2012 2013	Absorption: 50 units p.a. Planning gain at 100% Sustainability at 600 per unit (remt date) Sustainability at 600 per unit (remt date) Sustainability at 600 per unit (remt) & 10 per unit																		
2014	Sustainability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (So															48%			
2016	Sustainability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate) 30% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to																		
2018	**		A >	2018	- ;;	* >	A >	2018			A >	2018				2018	98%		46%
2019 2020	~ ~	A)	A >	2020	4.*	* >	A >	2020	~ ~	A >		2020	• •	~ ~	* >	2020	84% 74%	55%	42%
2021 2022	(+	*)	* *	2021	A)	* *		2021	4+	4.4	*)	2021 2022	* *	• • •	4)	2021 2022	66% 61%	52% 49%	40% 39%
2023	(v	**	**	2023	A)	**	**	2023	A):	**	**	2023	••	()	**	2023	57% 55%	47% 47%	38% 37%
2025 2026	A):	**	**	2025	A)	**	**	2025	A)	**	**	2025 2026	**	()	**	2025	54% 53%	47% 48%	37% 37%
Subsic	50 dwellin 59 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabi 30% Affo	Area: Three Igs (50 Hous site @(35 Df profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur illty at £0 per u	es) PH) dph. a. bit (intermediate unit) Subsid	dwelling: 59 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabil 30% Affo	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per ur ity at £0 per u rdable Hou	S) PH) dph. a. pit (intermediate nit sing	1	50 c 1.59 He Abs sidy at E0 per u Susta 30% 70:30 (S Value dwelling 59 Hectare Gross Absorpt Plannir dy at E0 per unit Sustainat	inability at £600 6 Affordable He iocial Rent to Inti Area: Thre gs (50 House site @(35 D is profit: (20%) ion: 50 units p. ing gain at 1009	uses) DPH) dph. % %) s p.a. 00% ber unit (interme per unit pussing ermediate) e (S) PH) dph. a. 6 init (intermediate) unit	1 Subsi	dwelling .59 Hectare: Gross Absorptic Planning idy at £0 per unit (Sustainabi 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ility at £0 per u ordable Hou	S) PH) dph. a. bit (intermediate) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainab 30% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur lilty at £0 per u	S) PH) dph. a. bit (intermediate) init ising
	: 30 (Social I	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)			Rent to Inte			0:30 (Social I 12 SHEET 1				0:30 (Social 12 SHEET 1	Rent to Inter	mediate)
IESI '		GREENFIELD		IE31	,	INDUSTRIAL1		1631		INDUSTRIAL2		1531		PDL		IEST	REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 68%	MIDDLE 47%	UP 40%
2011 2012	**	4.*	A F	2011	**	* >	A)	2011	**	A P	4)	2011 2012	**	• •	**	2011 2012	75% 87%	50% 54%	42% 44%
2013 2014	**	4.4	A }	2013	**	A >	A)	2013	**	4.)	4)	2013 2014	* *	**	1+	2013 2014	89% 114%	55% 62%	44% 47%
2015	vv	vv	A >	2015	vv		A >	2015	vv	••	A >	2015	• •	**	4.4	2015	160%	73%	51%
2016 2017	**	**	* >	2016 2017	**	4.)	4)	2016 2017	**	1.4	*)	2016 2017	* *	• •	1+	2016 2017	137% 114%	70% 66%	49% 47%
2018 2019	••	1+	A)	2018	**	A):	A)	2018	**	A):	4)	2018 2019	* *	**	A)	2018	96% 83%	61% 57%	45% 43%
2020		*>	A >	2020	4 🕶	*	* >	2020		* >	A >	2020	**	~ ~	*	2020	73%	54%	42%
2021 2022	V V	* *	* *	2021	*>	**	**	2021	(v	* *	**	2021 2022	• •	(v	**	2021	65% 60%	51% 49%	40% 39%
2023 2024	* >	**	**	2023	A)	**	**	2023	* >	**	**	2023 2024	• •	()	**	2023	56% 54%	47% 46%	38% 37%
2025	* >	**	**	2025	* >	**	**	2025	A P	**	**	2025	~ ~	()	**	2025	53%	46%	37%
2026	*)	**	**	2026	*)	**	**	2026	۷a	Iue Area: T	hree	2026	₩ ₩	•	**	2026	53%	47%	37%
								Sub	50 c 1.59 He (Abs Pl. ssidy at £0 per u Sust 30%	twellings (50 Ho ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1	uses) DPH) dph. %) s p.a. 00% per unit (interme per unit	diate)							

Subsic	50 dwellin .59 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	es) PH) dph. a. it (intermediate unit sing) Subsid	dwelling: 59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit	e) Subsi	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) lon: 50 units p. log gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. init (intermediate r unit unit using	s) Subs	dwelling 1.59 Hectare: Gross Absorptic Planning sidy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	es) PH) dph. .a. 6 init (intermediate runit	e) Subsid	dwelling .59 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) ion: 50 units p. ig gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate) cunit using
	13 SHEET 1	tent to miler	mediate)		13 SHEET 1	tent to inter	mediate)		13 SHEET 1	Kent to mite	illediate)		13 SHEET 1	tent to mite	illieulate)		13 SHEET 1		
		GREENFIELD		4		INDUSTRIAL1		_		INDUSTRIAL2	T	4		PDL		_		CTION TO AFFOR	DABLE UP
010	DOWN	MIDDLE	UP.	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 42%	35%
011	~ ~	**	4.1	2011	4 *	**	**	2011	* *	4.1		2011	* *	0	**	2011	69%	44% 48%	37% 39%
012		A)	*)	2012	**	A P	4)	2012	**	A >	A)	2012	**	**	A)	2012	83%	48%	39%
014	V V	4.4	* >	2014	* *	* >	* >	2014	**	A P	* >	2014	**	**	4 🕶	2014	109% 159%	56%	41%
015		• •	*)	2015 2016	**	4.7	A)	2015 2016	~ ~	(*	.,	2015 2016	• •	**	1 *	2015 2016	159%	66%	45% 43%
017	· ·	4.4	A F	2017	• •	A >		2017		٠.		2017	* *	* *	4 🕶	2017	107%	59%	41%
018		4 7	*)	2018 2019	**	A >	A)	2018	**	A)	A)	2018		**	A)	2018	88% 76%	54% 51%	39% 37%
020	~ ~	A >	A F	2020	A >	* >		2020	4.4	A)	* >	2020	* *		A >	2020	66%	48%	36%
021	(+	**	**	2021 2022	* >	**	**	2021	A P	**	**	2021	**	()	**	2021	58% 53%	45% 43%	34% 33%
023	A)		* *	2023	* >	**	**	2023	* >	**	**	2023	• •	()	**	2023	50%	41%	32%
024	A)	**	**	2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	1.4	()	**	2024 2025	48% 47%	41% 40%	32% 32%
026		**		2026	*)	**		2026	* >	**	**	2026	- ; ;		**	2026	47%	41%	32%
Value Area: Three dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (mall and 100% Subsidy at																			
	30% Affordable Housing																	Rent to Inter	mediate)
LSI				1231				ILSI				1231				ILSI	REDU		
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 39%	MIDDLE 25%	UP 21%
011	1.			2011	*)	**		2011	A >		**	2011		**	**	2011	44%	27%	21%
012	••	**	**	2012 2013	4)	**	**	2012	1 *	**	**	2012 2013	••	()	**	2012	52% 53%	29%	22%
014		* >	* >	2014	**	A >		2014	**	A)		2014		(+	A >	2014	67%	33%	24%
015 016	~ ~	4 *	*)	2015 2016	**	A)		2015 2016	~ ~	A)	A)	2015 2016	· ·	**	A)	2015 2016	96%	39% 37%	25% 24%
017		4)	*)	2016	**	A >	4)	2016		4)	A)	2016	**	(+	4)	2016	64%	34%	24%
018 019	1 +	* >	A P	2018	4.7	* >	* >	2018	4 +	41	*)	2018	· ·	(+	A)	2018	53%	31%	22% 20%
019 020	A)	**		2019	4)	**	**	2019	4)	**	**	2019		4.5	**	2019	45% 38%	29% 27%	19%
021	A >	**	**	2021	* >	**	**	2021	* >	**	**	2021	1 *	**	**	2021	34%	25%	18%
022	4)	**	**	2022 2023	* *	**	**	2022 2023	* *	**	**	2022	1.	**	**	2022	30% 29%	24% 23%	18% 17%
024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	28%	23%	17%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	27% 27%	23% 24%	17% 17%
	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	le Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% bsidy at 0 nability at 0 dable Hous	ing	Sut	(Absolute	hability at £1800 is Affordable Hocial Rent to Intue Area: O vellings (0) e @ (0) dph. osso profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou	9%) is p.a. Is p.a. 00% per unit (interm) per unit busing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou	ssing		dw O site Gro Ab Planni Si Susta	ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 sosrption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou	sing
FET	15 SHEET 1	0		TECT		0		TECT	15 SHEET 1	0		Tree	15 SHEET 1	0		TEST	15 SHEET 1	0	
EST '		GREENFIELD		IEST	15 SHEET 1	INDUSTRIAL1		IEST		INDUSTRIAL2	,	IEST		PDL	,	IEST	REDU	CTION TO AFFOR	RDABLE
	DOWN -	MIDDLE _	UP -	0	DOWN -	MIDDLE _	UP _	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
	-			0	-	-	-	0			-	0			-	0	0% 0%	0%	0% 0%
	-	-		0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
				0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
	-	-		0	-	-		0	-			0	-		-	0	0%	0%	0%
				0		-	-	0	-		-	0	-			0	0% 0%	0%	0% 0%
	-			0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-	-		0		-	-	0		-	-	0		-	-	0	0%	0%	0% 0%
	-	-		0	-	-		0	-		-	0	-	-	-	0	0%	0%	0%
	-		-	0	-		-	0				0			-	0	0% 0%	0%	0% 0%
	-	-		0	-	-		0	-		-	0	-	-		0	0%	0%	0%
	-			U	-	-	-	v	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n.) 0%	U	-	-	-	v	U%	0%	0%

Subsi	50 dwellin .59 Hectare: Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u by at £1800 per profable Hou	ses) PH) dph. a. bit init (intermedia) r unit using	te) Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili'	profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediat unit sing	e) Subs	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Ho	es) PH) dph. .a. .a .iii) Subsi	dwelling .59 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit	e) Subsid	dwelling 1.59 Hectare Gross Absorpt Plannir y at £0 per unit (Sustainabili	profit: (25%) lon: 50 units p log gain at 100° rent) & £0 per u ty at £1800 pe ordable Ho	es) PH) dph. .a. 6 nit (intermediate) r unit using
TEST	16 SHEET 1	GREENFIELD	,		16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 42%
2011	• •	**	A P	2011	• • •	A)	4)	2011	• •	A)	A)	2011	• • •		4 ¥	2011	95%	51% 55%	44%
2012 2013	**	**	A }	2012	**	*>	4)	2012	**	(*	A)	2012 2013	**	**	1+	2012	119% 125%	61% 62%	47% 48%
2014 2015	* *	* *	A)	2014	* *	~ ~	A)	2014	* *	**	A)	2014 2015	* *	• •	* *	2014	187%	73%	51% 56%
2016	• •	• •	(*	2016	• • •	••	A >	2016	**		* >	2016	• • •	* *	• •	2016	261%	85%	54%
2017 2018	* *	* *	A)	2017	* *	4.4	4)	2017	• •	* *	A)	2017 2018	• •	**		2017	183% 137%	78% 71%	51% 49%
2019	* *	* *		2019	* *	A >	.,	2019	* *	(+	.,	2019	• •	**	4.4	2019	109%	65%	46%
2020 2021	**	(*	A)	2020	**	A >	A)	2020	**	4 ¥	4)	2020 2021	~ ~	**	4.4	2020 2021	78%	61% 57%	44% 42%
2022 2023	V V	(v	A }	2022	(v	4)	4)	2022	4.*	A)	A)	2022 2023	• •	**	A }	2022	69% 64%	53% 51%	40% 39%
2024	4.4	* >	A >	2024	* >	A >	* >	2024		A >	A >	2024	• •		*	2024	61%	50%	39%
2025 2026	(*	A >	A }	2025 2026	A >	4)	4)	2025	A >	A >	A)	2025 2026	**	**	* >	2025 2026	59% 59%	50% 51%	38% 38%
	Value	Area: Thre	e		Value	Area: Thre	e	Su	1.59 He (Abs Pla bsidy at £0 per u Sustain 30% 70:30 (S	nability at £180 6 Affordable H locial Rent to In	DPH) dph. (%) ts p.a. 00% per unit (intermation of the control of	ediate)	Value	Area: Thre	e		Value	Area: Thro	NO.
	Value Area: Three 50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Cross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Subdisylat 15 per unit (em) & 10 per unit (memediate) Sustainability at 1800 per unit 30% Affordable Housing 70: 30 (Social Rent to Intermediate)																		
	Sustainability at £1800 per unit 30% Affordable Housing 30% Affordab																30% Aff	ordable Ho	using
TEST	0:30 (Social I 17 SHEET 1		rmediate)	TEST	0:30 (Social 17 SHEET 1		mediate)	TEST	0:30 (Social 17 SHEET 1		rmediate)	TEST): 30 (Social f 17 SHEET 1	Rent to Inter	mediate)		17 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDL DOWN	CTION TO AFFO	RDABLE UP
2010 2011	• •	**	**	2010	1 *	**	**	2010	• •	**	**	2010 2011	• •	()	**	2010	66%	47%	40% 42%
2012	**	* >	* >	2012	**	A >	.,	2012	**	A.)	* *	2012	• • •	* *	4.4	2012	83%	53%	44%
2013 2014	* *	4.7	A >	2013	* *	A)	4)	2013	**	A >	A)	2013 2014	**	**	1+	2013	86% 107%	54% 61%	44% 47%
2015	• •	* *	A >	2015	• •	4.4	A >	2015	**	· ·	* >	2015	• •	••	4.4	2015	145%	71%	51%
2016 2017	• •	**	A >	2016 2017	**	*)	4)	2016	• •	(*	4)	2016 2017	• •		(+	2016 2017	126%	68%	49% 47%
2018 2019	• •	(*	A)	2018	••	A)	.,	2018	••	4.5	A)	2018 2019	• •	* *	A)	2018 2019	91%	60% 56%	45% 43%
2020	• •	4.7	* >	2020	(*	4)	A >	2020	(*	4)	4)	2020	• • •		A.)	2020	71%	53%	41%
2021 2022	1 *	**	**	2021	* >	**	**	2021	A >	**	**	2021 2022	**	()	**	2021 2022	64% 59%	51% 48%	40% 39%
2023 2024	*)	**	**	2023 2024		**	**	2023 2024	**		**	2023 2024	• •	()	**	2023 2024	55% 54%	47% 46%	38% 37%
2024 2025 2026	A) A)	**	**	2024	A)	**	**	2024	A)	**	**	2024 2025 2026	(*	0	**	2024 2025 2026	53% 52%	46% 46% 47%	37% 37% 37%
	Vali	ue Area: O			Vali	ue Area: 0		Su	50 d 1.59 He (Abs Plates bsidy at EO per u Sustail 30% 70:30 (S	Iue Area: T wellings (50 Ho ctare site @(35 Foross profit: (1: sorption: 50 uni anning gain at 1 unit (rent) & E0 nability at £180 6 Affordable H bocial Rent to In ue Area: 0	uses) DPH) dph. 1%) ts p.a. 00% per unit (interme 0 per unit ousing	ediate)	Vali	ie Area: 0			Val	ue Area: 0	
	0 dv	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dv	vellings (0)	
	Gro	e @(0) dph. ess profit: 0			Gro	e @(0) dph. ss profit: 0			Gre	e @(0) dph. oss profit: 0			Gro	e @(0) dph. ss profit: 0			Gr	e @(0) dph. oss profit: 0	
	Ab Planni	sorption: 0 ng gain at 0%			Ab Planni	sorption: 0 ng gain at 0%			At Plann	sorption: 0 ing gain at 0%			Ab: Planni	sorption: 0 ng gain at 0%				sorption: 0 ing gain at 0%	
	Susta	ibsidy at 0 inability at 0			Susta	ibsidy at 0 inability at 0			Susta	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0	
	0% Affor	rdable Hou 0	sing		0% Affo	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing
TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN REDL	MIDDLE	RDABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-			0	0%	0%	0% 0%
0	-			0	-			0	-			0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-			0				0	-		-	0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	- 1	0	-	-	-	0	-		-	0			-	0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	o	-	-		0	-	-	-	0	0%	0%	0%
0			-	0				0	-		-	0			-	0	0%	0%	0%
0	-			0	-			0				0				0	0%	0%	0%
0	-		-	0	-			0	-	-	-	0	-			0	0% 0%	0%	0%
									F	Value Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: (Planning gain at Subsidy at 0 Sustainability a Affordable He	o) h. o o% t o								

Value Area: 0 O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sutstanability at 0 O EST 19 SHEET 1 CREENFIELD DOWN MIDDLE UP -	Value Ar dwelling 0 site @(0 Gross pro Absorptio Planning gall Subsidy Subsidy Subsidy D% Affordabl 0 TEST 19 SHEET 1 NDU DOWN M	gs (0) 0) dph. on: 0 in at 0% at 0 ltv at 0	dw 0 sit Gri Ab Planni Si Sust	ue Area: 0 veillings (0) e @ (0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Housing	dv O sit Gr At Plann	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ling gain at 0% ubsidy at 0	O S O S O	alue Area: 0 dwellings (0) ite @(0) dph.
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	O site @(0 Gross profile Absorptio Planning gain Subsidy. Sustainabili O% Affordabili O TEST 19 SHEET 1	D) dph. ofit: 0 on: 0 in at 0% at 0 lity at 0	0 sit Gri Ab Plann Si Sust	e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alnability at 0	O sit Gn At Plann	e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%	O s	ite @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MICDLE UP	Gross pro Absorptio Planning gair Subsidy. Sustainabili O% Affordabl TEST 19 SHEET 1	ofit: 0 on: 0 in at 0% at 0 ity at 0	Gri Ab Planni Si Sust	oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	Gr Ab Plann	oss profit: 0 sorption: 0 ing gain at 0%	Plan	ite @(0) dph.
Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Absorptio Planning gair Subsidy Sustainabili O% Affordabl 0 TEST 19 SHEET 1	on: 0 In at 0% at 0 Itv at 0	Ab Planni Si Sust	sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	At Plann	sorption: 0 ing gain at 0%	Plan	
Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O O EST 19 SHEET OREENFIELD OWN MIDDLE UP	Planning gair Subsidy : Sustainabili 0% Affordabl 0 TEST 19 SHEET 1	in at 0% at 0 ity at 0	Planni Si Sust	ing gain at 0% ubsidy at 0 alnability at 0	Plann	ing gain at 0%	Plan	Gross profit: 0
Subsidy at 0 Sustainability at 0 9% Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Subsidy Sustainabili O% Affordabl O TEST 19 SHEET 1	at 0 itv at 0	Si Sust	ubsidy at 0 ainability at 0	Plann	ing gain at 0%	Plan	Absorption: 0
Sustainability at 0 O% Affordable Housing O	Sustainabilli 0% Affordabl 0 TEST 19 SHEET 1	ity at 0	Sust	ainability at 0	l s	ubsidy at 0		ning gain at 0%
0% Affordable Housing 0 EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	0% Affordabl 0 TEST 19 SHEET 1	ity at 0 le Housing	Susta 0% Affo	ainability at 0				Subsidy at 0
O	TEST 19 SHEET 1	le Housing	0% Affo		Sust	ainability at 0	Su	stainability at 0
EST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	TEST 19 SHEET 1			0	0% Affo	rdable Housing	0% Aff	ordable Housing
DOWN MIDDLE UP		IOTOLAL 4	TEST 19 SHEET 1	INDUSTRIAL2	TEST 19 SHEET 1	PDL	TEST 19 SHEET 1	DUCTION TO AFFORDABLE
	o Donne	MIDDLE UP	DOWN	MIDDLE UP	DOWN	MIDDLE UP	DOWN	MIDDLE UP
		AIDDLE OF	0 BOWN	MIDDLE OF	0 -	MIDDLE OF	0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
	0 _		0 _		0 _		0 0%	0% 0%
- 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	0 -		0 _		0 _		0 0%	0% 0%
	0	-	0		0 _		0 0%	0% 0%
	0 -		0 _		0 _		0 0%	0% 0%
	-		-		0 -		0 0%	0% 0% 0% 0%
	-		-		-		0 0%	0% 0%
	-		-		0 -		0 0%	0% 0%
	-		-				0 0%	0% 0%
	-		-		0 -		0 0%	0% 0%
	· -		ŏ <u>-</u>		0		0 0%	0% 0%
	ŏ <u>-</u>		š <u>-</u>		0 -		0 0%	0% 0%
			,	/alue Area: 0				
				0 dwellings (0)				
				0 site @(0) dph.				
				Gross profit: 0 Absorption: 0				
			_					
				lanning gain at 0% Subsidy at 0				
				Subsidy at 0 Sustainability at 0				
				Affordable Housing				
			0,0	0				
Value Area: 0	Value Ar	rea: 0	Val	ue Area: 0	Val	ue Area: 0	Va	alue Area: 0
0 dwellings (0)	dwelling	gs (0)	dv	vellings (0)	dv	vellings (0)	c	dwellings (0)
0 site @(0) dph.	0 site @(0	dph.	0 sit	e @(0) dph.	0 sit	e @(0) dph.	0 s	ite @(0) dph.
Gross profit: 0	Gross pro			oss profit: 0		oss profit: 0		Gross profit: 0
Absorption: 0	Absorptio			sorption: 0	At	sorption: 0		Absorption: 0
Planning gain at 0%	Planning gair	in at 0%						
Subsidy at 0 Sustainability at 0			Fidilli	ing gain at 0%		ing gain at 0%	Plan	nning gain at 0%
		at 0	Si	ubsidy at 0	S	ing gain at 0% ubsidy at 0	Plan	nning gain at 0% Subsidy at 0
0% Affordable Housing	Sustainabili	ity at 0	Si Sust	ubsidy at 0 ainability at 0	Si Sust	ing gain at 0% ubsidy at 0 ainability at 0	Plan Su:	nning gain at 0% Subsidy at 0 stainability at 0
0% Affordable Housing	Sustainabili 0% Affordabl	ity at 0 le Housing	Si Sust	ubsidy at 0	Si Sust	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing	Plan Su:	nning gain at 0% Subsidy at 0
0% Affordable Housing 0 ST 20 SHEET 1	Sustainabili 0% Affordabl 0 TEST 20 SHEET 1	ity at 0 le Housing	Si Sust	ubsidy at 0 ainability at 0 rdable Housing 0	Si Sust	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0	Plan Su: 0% Aff TEST 20 SHEET 1	nning gain at 0% Subsidy at 0 stainability at 0 fordable Housing 0
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	Sustainabilli 0% Affordabl 0 TEST 20 SHEET 1	ity at 0 le Housing	Si Sust. O% Affo TEST 20 SHEET 1	ubsidy at 0 alnability at 0 rdable Housing 0 INDUSTRIAL2	S Sust 0% Affo	ing gain at 0% ubsidy at 0 alnability at 0 rdable Housing 0 PDL	O% Aff TEST 20 SHEET 1 REC	aning gain at 0% Subsidy at 0 Subsidy at 0 Fordable Housing 0 DUCTION TO AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1	Sustainabilli 0% Affordabl 0 TEST 20 SHEET 1	ity at 0 le Housing	Si Sust O% Affo	ubsidy at 0 ainability at 0 rdable Housing 0	Sust O% Affo	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0	Plan Su: 0% Aff TEST 20 SHEET 1 REC DOWN 0 0%	uning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Fordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0%
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	Sustainabili O% Affordabl O TEST 20 SHEET 1 INDU DOWN M O - 0 -	JSTRIAL1 JODE UP	O% Affo TEST 20 SHEET 1 DOWN O - O -	ubsidy at 0 ainability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	Sust 0% Affo TEST 20 SHEET 1 DOWN 0 - 0 -	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0 PDL MIDDLE UP	Plan Sur O% Aff	uning gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili 0% Affordabl 0 TEST 20 SHEET 1 INDU	Ity at 0 Ie Housing JSTRIAL1 JIDDLE UP — — —	Sust. 0% Affo TEST 20 SHEET 1 DOWN O O O	ubsidy at 0 alnability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	Si Sust O% Affo TEST 20 SHEET 1 DOWN	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0 PDL MIDDLE UP	Plan Su: O% Aff TEST 20 SHEET 1 REC DOWN 0 0% 0 0% 0 0% 0 0%	uning gain at 0% Subsidy at 0 Stainability at 0 Fordable Housing 0 DUCTION TO AFFORDABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili O% Affordabl O TEST 20 SHEET 1 INDU DOWN M O - 0 -	JSTRIAL1 JODE UP	Sists 0% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 ainability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	Sust 0% Affo TEST 20 SHEET 1 DOWN 0 - 0 -	ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing 0 PDL MIDDLE UP	Plan Su: 0% Aff TEST 20 SHEET 1 REC DOWN 0 0% 0 0% 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili 0% Affordabl 0 0 TEST 20 SHEET 1 INDU 0 0 - 0 - 0 0 - 0 0 - 0 0 0 0 0 0 0 0	Ity at 0 le Housing USTRIAL1 MIDDLE UP	S S Susta O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 iniability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S Sust 0% Affor TEST 20 SHEET 1 DOWN	ing gain at 0% ubsidy at 0 ubs	Plan Su 0% Aff TEST 20 SHEET 1 RET DOWN 0 0% 0 0% 0 0% 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Fordable Housing 0 DUCTION TO AFFORDABLE MIDDLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0% Affordable Housing 0 ST 20 SHEET 1 GREEN/FELD DOWN MIDDLE UP	Sustainabili O% Affordabl O TEST 20 SHEET 1 INDU DOWN M O - 0 -	Ity at 0 le Housing JISTRIAL1 MIDDLE UP	Sister Sustance Sustance Sustance	ubsidy at 0 inability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S S S O S O S O S O S O S O S O S O S O	ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 ordable Housing 0 PPU. MIDDLE UP	Plan Su 09% Aff TEST 20 SHEET 1 RET DOWN 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0%	Ining gain at 0% Subsidy at 0 Stainability at 0 Ordable Housing O DUCTION TO AFFORDABLE MIDDLE MIDDLE MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabili 0% Affordabil 0	Ity at 0 le Housing USTRIAL1 MIDDLE UP	S S Susta O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 iniability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S Sust 0% Affor TEST 20 SHEET 1 DOWN	Ing gain at 0% ubdidy at 0 ubd	Plan Sur O% Aff TEST 20 SHEET 1 REC DOWN 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0%	Ining gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 OVER 100
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDOLE UP	Sustainabili 0% Affordabil 0	Ity at 0 le Housing USTRIAL1 MIDDLE UP	Sister Sustantial Sust	ubsidy at 0 iniability at 0 rdable Housing 0 INDUSTRIAL2 MIDDLE UP	S Sust O% Affo TEST 20 SHEET 1 DOWN	ing gain at 0% ubsidy at 0 ubs	Plan Support Plan TEST 20 SHEET 1 REE DOWN 0 0% 0 0	ining gain at 0% Subsidy at 0 stanisability at 0 ordable Housing 0 0 DUCTION AFFORDABLE WHO DOK
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Suntainabili 0% Affordabl 0% Affordabl 0 TEST 20 SHEET 1 DOWN	Ity at 0 le Housing STRIAL1 MDDLE UP	Sist Sust O% Affo White Affo Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 inability at 0 ordable Housing O INDUSTRIAL2 MIDDLE	S Sust O% Affo O Affo O Affo O Affo O - O - O - O - O - O - O - O - O - O	Ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 redable Housing 0 up DL ubsidy at 0 up DL ubsidy at 0 up DL ubsidy ubsid	Plan O% Aff TEST 20 SHEET 1 RET OCWN 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 SUCTION TO ATTORDABLE UP 1 SUCTION TO
0% Affordable Housing 0 ST 20 SHEET 1 GREEN/FIELD DOWN MIDDLE UP	Suntainabili O'84 Affordabi O'80 Affordabi O'80 TEST 20 SHEET 1 DOWN M	ISTRIAL1 ISTRIAL1 IDDLE UP	Sustance	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust O% Affo O% Affo O% Affo O% Affo O	Ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 anability at 0 refable Housing 0 PPDL MIDOLE UP	Plan 0% Aff TEST 20 SHEET 1 REIT DOWN 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0% 0 0%	ining gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0.00 or 0.0
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MDOLE UP	Suntainabili 0% Affordabl 0% Affordabl 0 TEST 20 SHEET 1 DOWN	Ity at 0 le Housing ISTRIAL1 IIIOCLE UP	S Sustantial Sustantia	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S Sust Sust Sust Sust Sust Sust Sust Sus	Ing gain at 0% ubday at 0 Ubday at 0 Ubday at 0 Ubday at 0 Ind 1 Ubday at 0 Ind 1 Ubday at 0 Ubday	Plan SUS UNA O'SA Aff TEST 20 SHEET 1 REF OON OON OON OON OON OON OON O	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 Submitted for the stain at 10 Submitted for the sta
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MODULE UP	Suntainabili O% Affordabl O% Affordabl OWN TEST 20 SHEET 1 DOWN M	Ity at 0 le Housing STRIAL1 IDDUE UP	Sistem	ubsidy at 0 inimibility at 0 O ROUSTRUL2 MODE UP	S Sust	ing gain at 0% ubdidy at 0 ubd	Plan U 09% Aff TEST 20 SHEET 1 REE DOWN 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05% 0 05%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 obuction to DEVENTION TO DEV
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MDDUE UP	Suntainabili O'84 Affordabi O'80 Affordabi O'80 TEST 20 SHEET 1 DOWN M	Ity at 0 le Housing ISTRIAL1 IIIOCLE UP	Sixt O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S S S Sustantial Control of the Cont	Ing gain at 0% ubdish at 0 Upubdish at 0 Upu	Plan SUBJECT 1 TEST 20 SHEET 1 REE DOWN ON. ON. ON. ON. ON. ON. ON.	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 Subcritor To Antorobale MODULE UP
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MODULE UP	Sustainability O'S Affordabl O'S A	Itys at 0 le Housing JISTRIAL1 JOHN CONTROL UP	Sistem	ubsidy at 0 inimibility at 0 O ROUSTRUL2 MODE UP	S Sust	ing gain at 0% ubdidy at 0 ubd	Plan U O% Aff TEST 20 SHEFT 1 REE DOWN O O%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 obuction to DEVENTION TO DEV
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MDOLE UP	Sustainabil	Ity at 0 le Housing le	Sixt O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 aniability at 0 O O INDUSTRIAL2 MIDDLE UP	S S S Sustantial Control of the Cont	Ing gain at 0% ubdish at 0 Upubdish at 0 Upu	Plan Substitute Description D	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 SUCTION TO ANTOROBALE MIDDLE UP
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MDDLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Sign System	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainabil	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S Sustantial State	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan Substitute Description D	Initing gain at 0% Subsidy at 0 Stainability at 0 Stainability at 0 SUCTION TO ANTOROBALE MIDDLE UP
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MODLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 inhability at 0 0 NOUSTRUL2 MIDDLE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MODLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 ainability at 0 ordable Housing 0 or	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MODLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 aniability at 0 0 0 0 NOUSTRIAL2 MIDDLE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Signature Superior	ubsidy at 0 ainability at 0 ordable Housing 0 or	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Signature	ubsidy at 0 inimibility at 0 O ROUSTRUL2 MICOLE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MDDLE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Sist O% Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 ainability at 0 ordable Housing 0 O O O O O O O O O O O O O O O O O O	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE
0% Affordable Housing 0 ST 20 SHEET 1 GREENFIELD DOWN MODULE UP	Sustainability O'S Affordabl O'S A	Ity at 0 le Housing le	Sixt O96 Affo TEST 20 SHEET 1 DOWN	ubsidy at 0 inimibility at 0 O ROUSTPUL2 MODE UP	S Sust Sust Sust Sust Sust Sust Sust Sus	ing gain at 0% ubsidy at 0 ubsidy at 0 ubsidy at 0 ubsidy at 0 refable Housing 0 PPDL MIDDLE UP	Plan U O% Aff TEST 20 SHEFT 1 REC DOM: O 0%	Initing gain at 0% Subsidy at 0 stainability at 0 ordable Housing or 0. ON AFFORDABLE UP 0. ON AFFORDABLE

Figure 33 - Sensitivity Testing

Figure 33 - Sensi	LIVII															
Value Area: Three 50 dwellings (50 Houses)		Value A 50 dwelling:	rea: Three				Area: Thre				Area: Thre				Area: Three is (50 House	s)
1.59 Hectare site @(35 DPH) dph.	1	.59 Hectare si			1		site @(35 DI		1	.59 Hectare			1	1.59 Hectare s		
Gross profit: (20%) Absorption: 50 units p.a.			rofit: (20%) : 50 units p.a				profit: (20%) ion: 50 units p.	_			profit: (20%) on: 50 units p.				orofit: (20%) n: 50 units p.a.	
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate		Planning : dy at £0 per unit (re	gain at 100%			Plannin	ig gain at 100% (rent) & £0 per u			Plannin dy at £0 per unit i	g gain at 100%	6		Planning ly at £0 per unit (re	gain at 100%	C-1
Sustainability at £1800 per unit	Subsi	Sustainability	at £1800 per	unit	e) Subsi	Sustainabili	ty at £1800 per	unit	Subsi	Sustainabilit	ty at £1800 per	r unit) Subsid	Sustainability	at £1800 per i	ınit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Afford 0:30 (Social Re			70		ordable Hou Rent to Inter		70	20% Affo 30 (Social I	rdable Hou Rent to Inter	using rmediate)	7	20% Affor 0:30 (Social R	dable Hous ent to Intern	
TEST 1 SHEET 1 GREENFIELD	TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1	TION TO AFFORE	ARI F
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 47%	MIDDLE 32%	UP 27%
2011	2011 2012	A)	**	**	2011	(*	**	**	2011 2012	• •	()	**	2011 2012	53%	34% 37%	29% 30%
2013	2013	4.*	A >	. >	2013		A >	A >	2013	**	1+	. >	2013	64%	38%	30%
2014	2014 2015	**	* >	A)	2014	**	A)	* >	2014 2015	••	* *	4.4	2014 2015	83% 121%	43% 51%	33% 35%
2016	2016	**	* >	* >	2016	• •	A)	A P	2016 2017	**	* *	A)	2016	101% 82%	49% 46%	34% 32%
2018	2018 2019	~ ·	A)	.,	2018 2019	1.4	A)	A >	2018 2019	**	4.4	A)	2018 2019	69% 59%	42% 40%	31% 30%
2020	2020	* >	**	**	2020	A >	**	**	2020	• •	()	**	2020	51%	37%	28%
2021	2021 2022	A >	**	**	2021 2022	A >	**	**	2021 2022	4.*	4.)	**	2021 2022	46% 42%	35% 33%	27% 26%
2023	2023 2024	4)	**	**	2023 2024	4)	**	**	2023 2024	(¥	**	**	2023	39% 38%	32% 32%	26% 25%
2025	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	4.)	**	2025 2026	37% 36%	32% 32%	25% 25%
2026	2026				2026	Va	lue Area: Th	ree	2026	- 1,	1,		2026	30%	3276	25%
						1.59 He	lwellings (50 Hou ctare site @(35 I	OPH) dph.								
						(Gross profit: (20)	%)								
					C. a		anning gain at 10		udioto)							
					Sut	Sustair	nit (rent) & E0 p	per unit per unit	rdiate)							
20% Affordable Housing 7t-30 (Social Rent to Intermediate)																
50 dwellings (50 Houses)	50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Planning gain at 100% <td>s (50 House</td> <td>s)</td>														s (50 House	s)
Gross profit: (20%)															orofit: (20%)	1) upii.
Planning gain at 100%															n: 30 units p.a. gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit) Subsi	Sustainability	at £1800 per	unit	e) Subsi	Sustainabili	ty at £1800 per	unit	Subsi	Sustainabilit	ty at £1800 per	r unit) Subsid	ly at £0 per unit (re Sustainability	at £1800 per i	ınit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Afford 0:30 (Social Re	dable Hou ent to Inter	sing mediate)	70	20% Affo 0:30 (Social	ordable Hou Rent to Inter	sing mediate)	70	20% Affo 30 (Social I	rdable Hou Rent to Inter	using rmediate)	7	20% Affor 0:30 (Social R	dable Hous ent to Intern	ing nediate)
TEST 2 SHEET 1	Sustainability at £1800 per unit Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)														TION TO AFFORE	
	2010			UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 49%	MIDDLE 33%	UP 28%
2011	2011	(*	**	**	2011	1+	**	**	2011	**	0	**	2011	56%	35%	29%
2012	2012 2013	(v	*)	* * *	2012 2013	**	4)	* >	2012 2013	••	**	4)	2012 2013	63%	38% 40%	30% 31%
2014	2014	**	A)	* >	2014	• •	A)	A P	2014 2015	**	* *	A)	2014	93% 111%	46% 50%	33% 35%
2016	2016 2017	• •	A)	.,	2016	• •	A)	A >	2016 2017	• •		A)	2016 2017	94%	48% 44%	33% 32%
2018	2018	(▼	*)	* >	2018		۸)	A }	2018	**	**	A)	2018	65%	41%	30%
2019	2019 2020	A >	* *		2019 2020	4 +	**	* *	2019 2020	**	()	**	2019 2020	56% 49%	39% 36%	29% 28%
2021	2021 2022	4)	**	**	2021	A)	**	**	2021 2022		()	**	2021 2022	44% 40%	35% 33%	27% 26%
2023	2023 2024	.,	**	**	2023	* >	**	**	2023 2024	4.*	**	**	2023	38% 37%	32%	25%
2025	2025	**	**	**	2025	**		**	2025	()	()	**	2025	37%	32% 32%	25% 25%
2026	2026	**	**	**	2026	Va	ue Area: Th	ree	2026	•	()	**	2026	36%	33%	25%
					Sub	1.59 He (Abs Place posidy at E0 per u Sustain 20% 70:30 (S	Invellings (50 Houctare site @(35 in a sorption: 30 units anning gain at 10 units anning gain at 10 unit (rent) & E0 phability at E1800 a Affordable Houccal Rent to International sites and sorptions and sorptions are sites and sorptions and sorptions are sites are sites are sites are sites are sites and sorptions are sites	OPH) dph. (6) (5 p.a. (00%) er unit (interme per unit (using) ermediate)	ediate)							
Value Area: Three 50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (ren) & £0 per unit (intermediate		50 dwelling: .59 Hectare si Gross pi Absorption	te @(35 DF rofit: (20%) : 70 units p.a gain at 100%	es) PH) dph. ı.		50 dwellir 59 Hectare Gross Absorpt Plannir	Area: Thre ngs (50 Hous site @(35 Di profit: (20%) ion: 70 units p. ng gain at 100% (rent) & £0 per un	es) PH) dph. a.		50 dwellin .59 Hectare Gross Absorpti	profit: (20%) on: 70 units p. g gain at 100%	ses) PH) dph. a. 6		50 dwelling 1.59 Hectare s Gross p Absorptio	orofit: (20%) n: 70 units p.a. gain at 100%	s) H) dph.
Sustainability at £1800 per unit 20% Affordable Housing		Sustainability 20% Afford	at £1800 per	unit		Sustainabili	ty at £1800 per ordable Hou	unit		Sustainabilit	ty at £1800 per ordable Hou	r unit		Sustainability	at £1800 per i	ınit
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1	TEST	30 (Social Re 3 SHEET 1	ent to Inter	mediate)	70	3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1	Rent to Inter	rmediate)	TEST	0:30 (Social R 3 SHEET 1	ent to Intern	nediate)
GREENFIELD DOWN MIDDLE LIP	1.25.		INDUSTRIAL1	LID		DOWN	INDUSTRIAL2	LID		DOWN	PDL MIDDLE	LIP	1.25.	REDUC	TION TO AFFORD	ABLE
2010 VV AA AA	2010 2011	A P	MIDDLE	A A	2010 2011	1 *	A A	A A	2010 2011	• • •	()	A A	2010 2011	48% 52%	33% 34%	27% 28%
2012	2012 2013	(v	**		2012	**	44	**	2012 2013	**	()	**	2012	63%	37% 39%	30% 31%
2014	2014	**	.)	A)	2014	**	A)	* *	2014	* *	* *	4)	2014	79% 132%	42% 52%	32% 36%
2016	2016	***	*)	4)	2016	**	4)	A)	2016 2017			A)	2016 2017	110%	51% 47%	35% 33%
2018	2017	Ų	A)	*)	2017	**	4)	* >	2017 2018 2019	· ·	Ų	.)	2017	73%	47% 44% 41%	32% 30%
2020	2020	A)	**		2020	* >			2020	**	()	**	2020	53% 47%	38%	29%
2021	2021	A >	**	**	2021	A)	**	**	2021	1.4	()	**	2021	43%	36% 34%	28% 27%
2023	2023 2024	**	**	**	2023 2024	* *	**	**	2023 2024	(¥	**	**	2023 2024	40% 38%	33% 32%	26% 26%
2025	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	4)	**	2025 2026	37% 37%	32% 32%	25% 25%
							lue Area: Th									
					Sub	1.59 He (Abs Pl: osidy at E0 per u Sustain	ctare site @(35 l Gross profit: (20 sorption: 70 unit: anning gain at 10 init (rent) & EO p nability at £1800	OPH) dph. %) s p.a. 10% er unit (interme per unit	ediate)							
						20% 70:30 (S	Affordable Ho ocial Rent to Int	using ermediate)								

Subsid	50 dwellin 59 Hectare Gross Absorpti Plannin y at £0 per unit Sustainabili 20% Affo	i profit: (20%) ion: 50 units p ing gain at 50% (rent) & £0 per u ty at £1800 per ordable Ho	ses) DPH) dph. a.a. unit (intermed er unit using	iate) Subs	dwelling 1.59 Hectare Gross Absorpti Plannii idy at £0 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. nit (intermediate unit	e) Subs	dwelling 1.59 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili 20% Affe	s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u ity at £1800 pe ordable Ho	es) PH) dph. a. nit (intermediate) r unit using	Subsi	dwelling .59 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili 20% Affo	profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using) Subsic	dwelling: 1.59 Hectare s Gross Absorptic Plannin dy at £0 per unit (n Sustainability 20% Affo	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. It (intermediate unit sing
	:30 (Social	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 4 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP			TION TO AFFOR	DABLE
010	DOWN	MIDDLE	OP A A	2010	A P	MIDDLE	UP	2010	DOWN ▼	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	44%	31%	27%
011 012	(+	**	**	2011	A >	**	**	2011	A P	**	**	2011 2012	~ ~	()	**	2011	49% 56%	33% 35%	28% 29%
1012		**		2012	(+		**	2012	1+	**	**	2012		()	**	2012	58%	36%	29%
014	**	A >	*>	2014	~ ~	* >	* >	2014	~ ~	A)	* >	2014	~ ~	**		2014	72%	41%	31%
015 016		(*	A)	2015		A)	A)	2015		A)	A):	2015 2016			A)	2015	96%	47% 46%	34% 33%
017		A.):	A >	2017	~ ~	*>	* >	2017		*>	A. b.	2017	~ ~	~ ~	A.):	2017	71%	43%	31%
018 019	~ ~	* *	* *	2018	(v	**	4.4	2018	4.*	**	* *	2018 2019	~ ~	(+	**	2018 2019	61% 53%	40% 38%	30% 29%
1020	1.	**		2019	4)		**	2019	*)	**	**	2019		()	**	2019	47%	36%	29%
021	* >	**	**	2021	* >	**		2021	* >		**	2021	4.4		**	2021	43%	34%	27%
022 023	4.5	**		2022	**	**	**	2022	* *	**	**	2022	4+	**	**	2022	39% 37%	32% 31%	26% 25%
024	**	**		2024	**	**	**	2024	**	**	**	2024	()	**	**	2024	36%	31%	25%
025 026	**	**		2025 2026	**	**	**	2025	**	**	**	2025 2026	+ +		**	2025 2026	35% 35%	31% 31%	25% 25%
J26	**	**		2026	**			2026		lue Area: T		2026	•	**	**	2026	35%	31%	25%
	50 dwellin 59 Hectare Gross Absorpti Plannin y at £0 per unit	profit: (20%) ion: 50 units p ig gain at 2009	ses) DPH) dph. .a. % unit (intermed		dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 200%	s) PH) dph. a. bit (intermediate	1	70:30 (S Value dwelling 1.59 Hectare Gross Absorpt Plannir idy at £0 per unit	nability at £180 6 Affordable H locial Rent to In 4 Area: Thre gs (50 House site @(35 E s profit: (20%) ion: 50 units p ng gain at 2009	oper unit busing termediate) re ss) PH) dph. a. 6 nit (intermediate)	1	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit	profit: (20%) ion: 50 units p. ig gain at 2009	PS) PH) dph. a. 6 nit (intermediate		dwelling: 1.59 Hectare s Gross Absorptio Planning dy at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 200%	s) PH) dph. i. it (intermediat
	20% Affo	ordable Ho	using		20% Aff	ordable Hou	ısing		20% Aff	ordable Ho	ısing		20% Aff	ordable Hou	using		20% Affo	rdable Hou	sing
70 EST	:30 (Social SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	5 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social F 5 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1	UP	_		INDUSTRIAL2				PDL			REDUC	TION TO AFFOR	DABLE UP
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 56%	MIDDLE 35%	29%
111	**	**	**	2011		A A	**	2011	**	**	**	2011		()	**	2011	64% 80%	38% 42%	30% 32%
13	• •	A >	A >	2013	• •	A >	A)	2013	**	. ,	A >	2013	~ ~	• •	* >	2013	83%	43%	33%
14 15		(*	A)	2014	**	A) (v	A)	2014	**	A)	A)	2014 2015			(*	2014	120% 242%	49%	35% 39%
116	~ ~	**	A >	2016	••	A)		2016	••	4.4	A >	2016	~ ~	~ ~		2016	172%	58%	37%
117			A >	2017		A)	4)	2017		4 +	A >	2017 2018			A)	2017	121%	53% 48%	35% 33%
119	**	A >	* >	2019	~ ~	^		2019	* *	* >	* >	2019	~ ~	~ ~	* >	2019	73%	45%	32%
20 21	4.4	* }	4)	2020 2021	A)	A)	4)	2020 2021	A)	A)	A >	2020 2021		1.	4)	2020 2021	53%	41% 39%	30% 29%
022 023	4 +	**		2022 2023	A)	**	**	2022	*)	**	**	2022 2023	**	+++	**	2022 2023	47% 44%	36% 35%	28% 27%
123	*)	**	**	2023	A)		**	2023	* >	**	**	2023	(*	\leftrightarrow	**	2023	44%	35%	27%
025 026	A.):	**	**	2025 2026	A P	**	**	2025 2026	A >	**	**	2025 2026	4.4	0	**	2025 2026	41% 40%	34% 35%	26% 26%
	Value	Area: Thre			Value	Area: Thre	•	Sul	50 c 1.59 He 4 Ab: bsidy at E0 per u Sustai 209 70:30 (S	Iue Area: T twellings (50 Ho ctare site @(35 Fross profit: (20 sorption: 50 uni anning gain at 2 unit (rent) & E0 nability at £180 & Affordable H social Rent to In Area: Thre	uses) DPH) dph. %) s p.a. 00% beer unit (interme) per unit busing termediate)	ediate)	Value	Area: Thre			Value	Area: Three	
Subsidy 70	50 dwellin 59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili	ngs (50 Hou: site @(35 E profit: (20%) ion: 50 units p ig gain at 100? (rent) & £26000 p ty at £1800 pe ordable Hou	ses) DPH) dph. .a. .a. er unit (interme er unit using	diate) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin y at £48500 per unit Sustainabili	gs (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	S) PH) dph. a. b. r unit (intermedia) unit	te) Subsid	dwelling 1.59 Hectare Gross Absorpt Plannir y at £48500 per unit Sustainabili	gs (50 House site @(35 E s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £26000 p ty at £1800 pe	PS) PH) dph. a. 6 r unit (intermediate r unit) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili	gs (50 House site @(35 D profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. 6 r unit (intermediate r unit	s) Subsid	dwelling: 1.59 Hectare s Gross Absorptio Planning by at £48500 per unit (Sustainabilit	s (50 Houses site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. I. unit (intermedia unit sing
		GREENFIELD	T	1231		INDUSTRIAL1	1	. 231		INDUSTRIAL2		"		PDL			REDUC	TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 27%	MIDDLE 22%	UP 20%
011 012	1.4	**	**	2011	A)	**	**	2011	A)	**	**	2011 2012	**	••	**	2011 2012	30% 35%	23% 25%	21% 22%
013	1.	**	**	2013	A >			2013	A)		**	2013	~~	0	**	2013	36% 47%	25%	22%
014 015		A):	A >	2014 2015	(v	A)	4.)	2014	**	A)	A >	2014 2015		**	A)	2014 2015	47% 69%	34%	26%
016 017	**	A)	A)	2016 2017	•••	A)	4)	2016	• •	A)	A)	2016 2017	**		A)	2016 2017	60% 51%	33% 32%	25% 25%
018	**	* >	* >	2018	* >	. ,	* >	2018	4 🕶	. >	A >	2018	• •	4.4	.,	2018	44%	30%	24%
119	4.7	**	**	2019 2020	A >	**	**	2019 2020	A)	**	**	2019 2020	**	4)	**	2019 2020	38% 34%	28% 27%	23% 22%
21	A >	**	**	2021	A >		**	2021	* }		**	2021	(v	**	**	2021	31%	26%	22%
)22)23	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	4.4	**	**	2022	29% 28%	25% 24%	21% 21%
024	**	**	**	2024	**	**	**	2024	* *	**	**	2024	**	**	**	2024	27%	24%	21%
025 026	**	**		2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	27% 27%	24% 25%	21% 21%
								Subsidy	50 c 1.59 He 4 Ab: Pl at £48500 per u Sustai 20%	lue Area: T fwellings (50 Ho ctare site @(35 Gross profit: (20 sorption: 50 uni anning gain at 1 init (rent) & E26 nability at £180 6 Affordable H social Rent to In	uses) DPH) dph. %) s p.a. 00% 000 per unit (ini per unit	termedia	ate)						

	50 dwellir 59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling .59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermedia)		dwelling 1.59 Hectare Gross Absorpt Plannir at £25000 per unit		s) PH) dph. a. b. r unit (intermediate		dwelling .59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc	es) PH) dph. .a. % er unit (intermediat		dwelling 1.59 Hectare : Gross Absorptio Planning by at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. I. unit (intermediate)
70	Sustainabili 20% Affo 30 (Social	y at £1800 per ordable Hou Rent to Inter	using	70	Sustainabilit 20% Affo 30 (Social	y at £1800 per rdable Hou Rept to Inter	sing	70	20% Aff	ty at £1800 pe ordable Hou Rent to Inte	ising	70	Sustainabilit 20% Affo 30 (Social I	ty at £1800 pe ordable Hou Rent to Inte	using	7	Sustainabilit 20% Affo 0:30 (Social F	y at £1800 per rdable Hou Rept to Inter	sing
	7 SHEET 1	GREENFIELD	mediate		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	mediate)		7 SHEET 1	PDL	imediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 26%	UP 23%
2011 2012	(*	**	**	2011	A)	**	**	2011	4.7	**	**	2011 2012	* *	()	**	2011	39% 46%	28% 30%	24% 25%
2013 2014	**	**	**	2013	A)	**		2013	(*	**	**	2013 2014	• •	()	**	2013	48%	31% 35%	25% 27%
2015	**	(*		2015	•••	A >	A >	2015	**	A.)	A >	2015	**	**		2015	91%	41%	30%
2016 2017	**	4.4	A >	2016 2017	**	A)	4)	2016	**	A)	A >	2016 2017	**	**	A)	2016 2017	77% 64%	40% 38%	29% 28%
2018 2019	4.4	A Þ	4)	2018	4+	4)	4.5	2018	4 *	4)	4)	2018 2019	**	(+	4)	2018	54% 47%	35% 33%	27% 26%
2020 2021	4 *	**	**	2020 2021	A)	**	**	2020	A)	**	**	2020 2021	4.4	()	**	2020 2021	41% 37%	31% 30%	25% 24%
2022	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	4.4	**	**	2022	34%	29%	23%
2023 2024	4 4	**	**	2023	**	**	**	2023	**	**	**	2023 2024	() ()	**	**	2023 2024	33% 32%	28% 27%	23% 23%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	**	**	2025 2026	31% 31%	27% 28%	23% 23%
Subsidy	50 dwellin 59 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilli 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per ordable Hou	ses) PH) dph. a. 6 r unit (intermediate r unit	e) Subsidy	dwelling .59 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	e 5) PH) dph. a. unit (intermedial unit	1 Subsidy	at £25000 per u Sustai 2009 70:30 (\$ Value dwelling .59 Hectare Gross Absorpt Plannir v at £36000 per unit Sustainabilli 20% Affr	anning gain at 1 ninit (rent) & E22 anability at £1800 fo Affordable Hoodal Rent to Inil Area: Three gs (50 House site @(35 D 6) on: 50 units p. gg gain at 1009 gy (rent) & £24000 pe ty at £1800 pe prodable Hou	000 per unit (ini per unit per unit pussing permediate) e S PH) dph. a. iunit (intermediate unit (intermediate)	1 Subsidy	Value dwelling .59 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. .a. .a. .er unit (intermediater unit	e) Subsid	dwelling 1.59 Hectare: Gross Absorptic Planning by at £36000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	S) PH) dph. I. unit (intermediate) unit sing
TEST :	:30 (Social S SHEET 1		rmediate)	TEST): 30 (Social 8 SHEET 1		mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	mediate)): 30 (Social I 8 SHEET 1		rmediate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	┧	DOWN	INDUSTRIAL1 MIDDLE	UP	١	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	1 *	**	**	2010 2011	A }	**	**	2010	A >	**	**	2010 2011	• •	**	**	2010	32% 35%	24% 25%	22% 22%
2012 2013	**	**	**	2012	A >	**	**	2012	(v	**	**	2012	**	↔	**	2012	41% 42%	27% 28%	24% 24%
2014 2015	**	A)	A)	2014		4)	A)	2014	•••	A)	A)	2014 2015	**	(*	A)	2014	55% 81%	32% 38%	26% 28%
2016 2017	**		4)	2016		*)	4)	2016	• •	*)	A)	2016 2017	• •	4.5	A)	2016	69% 58%	37% 35%	27% 26%
2018		* *	.)	2018	A)	4)	4)	2018	(v	4)	41	2018	• •	(*	4)	2018	49% 43%	33% 31%	25% 24%
2020	* >	**	**	2020	* >	**	* *	2020	* >	**	**	2020	**	+	**	2020	38%	29%	24%
2021 2022	A >	**	**	2021	* >	**	**	2021	A >	**	**	2021 2022	(v	**	**	2021 2022	35% 32%	28% 27%	23% 22%
2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	()	**	**	2023 2024	30% 30%	26% 26%	22% 22%
2025 2026	**	**	**	2025 2026	**	**		2025	**	**	**	2025 2026	**	**	**	2025 2026	29% 29%	26% 26%	22% 22%
	O dv O site Gro Ab Planni Se Susta	Le Area: 0 vellings (0) e @ (0) dph. vss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ilnability at 0 rdable Hou	sina		dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @ (0) dph. has profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hous		Subsidy	at £36000 per u Sustai 209 70:30 (5 Val dv O Sit Gr At Plann S	ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 1 nining gain at 1 necial Rent to Inil ue Area: 0 velllings (0) ce @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) is p.a. jown jown jown jown jown jown jown jown	termedia	Valu dw 0 site Gro Ab Planni Su Suste	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou			dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hous	ilna
TEST 9	9 SHEET 1	0	3iiig	TEST	9 SHEET 1	0	on ig	TEST	9 SHEET 1	0	siriy	TEST	9 SHEET 1	0	ising	TEST	9 SHEET 1	0	iiig
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	\blacksquare		CTION TO AFFOR MIDDLE	DABLE UP
0 0 0 0 0	-	- - - - - -	-	0 0 0 0 0 0 0 0 0	-	-	-	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		-	-	0 0 0	- - - - - - -	-		0 0 0 0	0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%
0 0 0 0 0		-	-	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0			-	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	-		-	0 0 0	- - - - -	-	-	0 0 0 0 0 0 0	0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0%
0	=	=	=	0				0	= _	- Value Area:	-	0	=			Ö	0% 0%	0% 0%	0%
									ı	O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab Planni Su Susta	Je Area: 0 vellings (0) a @(0) dph. ss profit: 0 ong gain at 0% sissify at 0 ong gain at 0 ong gai	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta	ne Area: 0 Bilings (0) Bilings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sith of the control of the cont	ue Area: 0 vellings (0) vell	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) a @(0) dph. ssprofit: 0 org gain at 0% ssprofit: 0 org gain at 0% sinability at 0 inability at	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor	De Area: 0 tellings (0) = 0 (0) (ph) ss profit: 0 sorption: 0 ng gain at 0% bisdy at 0 ng gain at 0% bisdy at 0 ninability at 0 dable House ON EION 10 AFFOR MIGOZE ON ON ON ON ON ON ON ON ON O	_
Subsi	Value Area: Three 50 dwellings (50 Houses) 59 Hectare site @ (35 DPH) dph. Gross profit (20%) Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% 40% 40% 40% 40% 40% 40% 40% 40% 40%) Subsi	Value dwelling .59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabill 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	ess) PH) dph. a. bit (intermediate) unlit issing	Subsid	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per ordable Hou	es) PH) dph. a. 6 init (intermediate) unit using) Subsid	dwelling 1.59 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabili 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni ty at £600 per u erdable Hou:	H) dph. t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018	D:30 (Social I	GREENFIELD MIDDLE AA AA AA AY (Y	UP AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	2010 2011 2012 2013 2014 2015 2016 2017 2018		Rent to Inter INDUSTRIAL1 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018	D:30 (Social I	INDUSTRIAL2 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018	D:30 (Social III SHEET 1	PDL MIDDLE AA () () () () () () () () () () () () ()	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018	DOWN 46% 51% 60% 62% 78% 110% 94% 78% 66%	MIDDLE 32% 34% 37% 37% 42% 49% 49% 48% 41%	DABLE UP 27% 28% 30% 30% 30% 32% 35% 32% 35% 33% 32% 31%
2019 2020 2021 2022 2023 2024 2025 2026	A A A A A A A A A A A A A A A A A A A	A) AA AA AA		2019 2020 2021 2022 2023 2024 2025 2026	A) A) A) A) AA AA	^^ ^^ ^^ ^^	A A A A A A A A A A A A A A A A A A A	2019 2020 2021 2022 2023 2024 2025 2026	Val	a had	ises) DPH) dph.	2019 2020 2021 2022 2023 2024 2025 2026	(v) (v) (v) (d) (d)	() () () () () () () () () ()		2019 2020 2021 2022 2023 2024 2025 2026	57% 50% 45% 41% 38% 37% 36% 36%	39% 37% 35% 33% 32% 31% 31% 32%	29% 28% 27% 26% 25% 25% 25% 25%
	50 dwellin .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100%	ses) PH) dph. a. 6 nit (intermediate		dwelling .59 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p.a g gain at 100%	;) H) dph. i. it (intermediate)	1	Abs Pic Sustai 20% 70:30 (S: Value dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainab	corption: 50 unit: anning gain at 10 init (rent) & £0 p nability at £600 a Affordable Ho ocial Rent to Int Area: Thre gs (50 House site @(35 DI profit: (20%) on: 50 units p. g gain at 100%	s p.a. 10% 10% 10% 10% 10% 10% 10% 10	1	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. a. 6 nit (intermediate) unit		dwelling 1.59 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabi	profit: (20%) on: 50 units p.a g gain at 100%	H) dph. t (intermediate)
	DOWN DOWN TO THE TO T				D: 30 (Social F	INDUSTRIAL1 MIDDLE	UP		DOWN DOWN DOWN TOWN	INDUSTRIAL2 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP		DOWN DOWN TO THE TOWN DOWN TO THE TOWN TO THE TOWN	PDL MIDDLE			0:30 (Social F 12 SHEET 1		mediate)
2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	A) A) A) AA AA AA AA	4) 4) 4) 4) 40 44 44 44 44	2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	** ** (** **) ** ** ** ** ** **	A) A) A) A) AA AA AA AA	A) A) A) A) A) AA AA AA	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	A) A	A) A) A) A) AA AA AA	2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	(v)	A) A) A) A) A) A) AA AA AA	2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	90% 76% 64% 56% 49% 44% 40% 38% 37% 36%	47% 44% 41% 38% 36% 34% 33% 32% 31%	33% 32% 30% 29% 28% 27% 26% 25% 25%
2026	**		**	2026	**	AA		2026 Sut	50 d 1.59 Hed C Abs Pla osidy at E0 per u Susta 20%	ue Area: The wellings (50 House area is a was 15 forces profit: (20% corption: 50 units anning gain at 10 nit (rent) & EO painability at EO p & Affordable Hoodal Rent to Int	uses) DPH) dph. %) s p.a. 100% Her unit (intermeter unit service)	2026 ediate)	0	0	**	2026	35%	32%	25%

Subsit	50 dwelling 59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. 6 nit (intermedia r unit using	te) Subsit	dwelling 59 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 20% Affo	Area: Three s (50 Houses s (50 Houses site @(35 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou: Rent to Interi	it (intermediate unit	s) Subs	dwelling 1.59 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affo	Area: Three gs (50 House site @(35 D s profit: (20%) lon: 50 units p. g gain at 1009 (rent) & £0 per uty at £1800 pe prdable Hou Rent to Inte	PH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii) Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. .a init (intermediate er unit using) Subsid	dwelling 1.59 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	BH) dph. It (intermediate) unit
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1.25.	DOWN	PDL MIDDLE	UP			CTION TO AFFOR MIDDLE	DABLE UP
2010	DOWN	**	**	2010	A >	**	**	2010	4.*	**	**	2010	DOWN	**	**	2010	41%	28%	24%
2011 2012	**	**	**	2011 2012	A) (v	**	**	2011 2012	4.4	**	**	2011 2012	**	()	**	2011 2012	46% 54%	30% 32%	25% 26%
2013 2014	**	**	**	2013	**	* *	**	2013	**	A A	**	2013	**	() V V	**	2013	56% 72%	33% 37%	26% 28%
2015 2016	••	(+	.,	2015	••	A)		2015 2016	• •	A)	A):	2015 2016	••		A)	2015 2016	105%	44% 42%	30% 29%
2017	V V	A)	A >	2017	ŸŸ	.)	A)	2017	**	A.)	A >	2017	**	**	A >	2017	71%	39%	28%
2018 2019	**	**		2018 2019	4 ¥	**	* *	2018 2019	• • •	**	**	2018 2019	**	()	**	2018 2019	60% 51%	36% 34%	26% 25%
2020 2021	4+	**	**	2020 2021	4)	**	**	2020 2021	A >	**	**	2020 2021	**	()	**	2020 2021	44% 39%	32% 30%	24% 23%
2022	* >	**	**	2022	A)	**	**	2022	*)	**	**	2022	4+	**	**	2022	36%	29%	22%
2023 2024	**	**	**	2024	**	**	**	2024	**	**	**	2023 2024	()	**	**	2024	33% 32%	28% 27%	22% 21%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	**	**	2025 2026	31% 31%	27% 28%	21% 21%
								Sul	50 c 1.59 He Ab: Pl osidy at E0 per u Sustai 209	Iue Area: Ti dwellings (50 Ho ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at annit (rent) & E0 p nability at £1800 & Affordable He social Rent to Int	uses) DPH) dph. %) s p.a. D0% per unit (intermoner unit	ediate)							
Subsit	50 dwelling 59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou Rent to Inter	ses) PH) dph. a. 6 nit (intermedia r unit using	te) Subsit	dwelling 59 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 20% Affo	Area: Three s (50 Houses site @(35 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hous Rent to Interi	it (intermediate unit	e) Subsi	Value dwelling 1.59 Hectare Gross Absorpt Plannidy at £0 per unit Sustainabili 20% Affe	Area: Three gs (50 House gs (50 House gs (50 House gs (20%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou Rent to Inte	e ss) PH) dph. a. a. iii (intermediate r unit using) Subsi	dwelling 1.59 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. .a .i i i i i i i i i i i i i) Subsid	dwelling 1.59 Hectare: Gross Absorptic Plannin y at £0 per unit (r Sustainabilit 20% Affor :100 (Social I) 14 SHEET 1	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per urdable Hou Rent to Inter	it (intermediate) unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
2010 2011	1 *	**	**	2010 2011	4)	**	**	2010 2011	A)	**	**	2010 2011	**	**	**	2010 2011	26% 29%	17% 18%	14% 14%
2012	1.4	**	* *	2012	A >	**	**	2012	* >	**	**	2012	**	**	**	2012	35%	19%	15%
2013 2014	**	**	**	2013 2014	4 Y	**	**	2013 2014	* *	**	**	2013 2014	**	4.5	**	2013 2014	35% 45%	20% 22%	15% 16%
2015 2016	••	A):	A)	2015	••	A)	* >	2015	••	A)	A)	2015 2016	••	4+	A)	2015 2016	65% 54%	26% 25%	17% 16%
2017	**	A.)	* >	2017	1+	A.)	4)	2017	1.*	A.)	A }	2017	**	1+	A.):	2017	43%	23%	15%
2018 2019	4.)	**	**	2018 2019	4)	**	**	2018 2019	* >	**	**	2018 2019	**	4 >	**	2018 2019	36% 30%	21% 19%	15% 14%
2020 2021	A)	**	**	2020 2021	4)	**	**	2020 2021	A):	**	**	2020 2021	4 *	**	**	2020 2021	26% 23%	18% 17%	13% 12%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	20%	16%	12%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	19% 19%	16% 15%	12% 12%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	18% 18%	16% 16%	12% 12%
TEST	O dw O site Gro Abs Plannir Su Susta	ie Area: 0 vellings (0) velling	sing	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous 0	ing		50 c 1.59 He Ab- posidy at E0 per t Sustai 20% 0:100 (\$ Val d 0 Sit Gr Al Plann S Sustai	Iue Area: Ti wheelings (50 octoors in em. (35 Gross profit: (20 octoors in em. (35 Gross profit: 50 unit anning gain at £ 10 nability at £180 (6 Affordable Holes (20) dph.) (20) (20) (20) (20) (20) (20) (20) (20	uses) DPH) dph. %) %) s p.a. D0% eer unit (interm) per unit bussing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hou 0	ising	TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) ellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	ing
IEST		GREENFIELD		IEST		INDUSTRIAL1		IEST		INDUSTRIAL2		IEST		PDL	T	IEST	REDU	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-			0		-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
0	-			0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0		-		o	-			0				0	0%	0%	0%
0	-		-	0		-	-	0	-	-		0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			ŏ	-	-		o o	-			ő	-	-		ō	0%	0%	0%
0	-			0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
									ī	Value Area: 0 dwellings (0, 0 site @(0) dpt Gross profit: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Subsid	50 dwellin 59 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hor	ses) DPH) dph. a.a. was intermediate or unit using) Subsi	dwelling: .59 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subs	dwelling .59 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. 6 init (intermediate) r unit using	Subsi	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	e) Subsid	dwelling 1.59 Hectare Gross Absorpti Plannin by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	BH) dph. It (intermediate) unit sing
TEST	16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	DARIE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011			**	2010	(v	**		2010			**	2010		()	**	2010	55%	34% 37%	28% 30%
2012		A)	4)	2012	**	A)	A)	2012		A)	4)	2012	**		(*	2012	78%	41%	32%
2013	**	(*	A }	2013	**	* >	* >	2013	**	A)	* >	2013	**	**	1*	2013	82% 124%	42% 49%	32%
2014 2015			A)	2014		A)	4)	2014		A)	A)	2014 2015			1.4	2014	124%	49% 60%	35% 38%
2016	~ ~	~ ~	A >	2016	**	4 🕶		2016	**	4.4	A >	2016	• •			2016	174%	57%	36%
2017 2018		(*	A)	2017		4)	A >	2017	• •	4 *	A)	2017 2018	••	••	(v	2017	121%	52% 48%	34% 33%
2019		(*	4)	2019	**	4)	4)	2019	**	4)	4)	2019			4)	2019	72%	48%	33%
2020	~ ~	A >	* >	2020	(v	* >	* >	2020	**	A 3	* >	2020	**	~ ~	A.)-	2020	60%	41%	29%
2021 2022	1+	* *	* *	2021	A)	**	* *	2021	4+	**	* *	2021 2022	**	()	* *	2021	52% 46%	38% 36%	28% 27%
2023	*)	**	**	2023	A >	**	**	2023	* >	**	**	2023	• •	()	**	2023	43%	34%	26%
2024 2025	A)	**	**	2024	A)	**	**	2024	A >	**	**	2024 2025	**	()	**	2024	41%	34%	26% 26%
2026	*)	**		2026	4)			2026	4)	**	**	2026	1.	()		2026	39%	34%	26%
								Sul	50 d 1.59 He (Abs Pli osidy at £0 per u Sustain 20%	nability at £180	uses) DPH) dph. %) s p.a. 00% per unit (interme busing	ediate)							
	Value	Area: Thre	96		Value	Area: Thre	e		70:30 (S Value	Area: Thre	ermediate)	1	Value	Area: Thre	e	_	Value	Area: Three	,
	50 dwellin	gs (50 Hou	ses)		dwellings	(50 House	s)		dwelling	s (50 House	es)		dwelling	s (50 House	es)		dwelling	s (50 Houses	s)
1	.59 Hectare : Gross	SITE @(35 L profit: (17%)	рн) арп.	1	.59 Hectare s	iite @(35 Di profit: (17%)	H) apn.	1	.59 Hectare Gross	SITE @(35 L) profit: (17%)	PH) apn.	1	.59 Hectare Gross	profit: (17%)	PH) apn.	1	1.59 Hectare : Gross	SITE @(35 DF profit: (17%)	H) apn.
	Absorption	on: 50 units p	.a.		Absorptio	n: 50 units p.i gain at 100%	э.		Absorpt	ion: 50 units p	a.		Absorpti	on: 50 units p.	.a.		Absorption	on: 50 units p.a g gain at 100%	
Subsid	ly at £0 per unit ((rent) & £0 per u	unit (intermediate) Subsi	dy at £0 per unit (rent) & £0 per ur	nit (intermediat	e) Subs	idy at £0 per unit	(rent) & £0 per u	nit (intermediate)	Subsi	dy at £0 per unit	(rent) & £0 per u	nit (intermediat	e) Subsid	ly at £0 per unit (r	ent) & £0 per un	it (intermediate)
	Sustainabilit	y at £1800 pe rdable Ho	er unit		Sustainability	y at £1800 per rdable Hou	unit		Sustainabili	ty at £1800 pe ordable Hou	r unit Isina		Sustainabili	ty at £1800 pe ordable Hou	r unit Isina		Sustainabilit	y at £1800 per rdable Hou	unit sina
70	:30 (Social F			70	0:30 (Social F			70	0:30 (Social	Rent to Inte	rmediate)	70):30 (Social			7	0:30 (Social I		
TEST	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	4.4	**	**	2010	*)	**	**	2010	* >	**	**	2010	**	**	**	2010	44%	31%	27%
2011 2012	**	**	**	2011	A)	**	**	2011	4.4	**	**	2011	•••	()	**	2011	49% 56%	33% 36%	28% 29%
2013		**	**	2013	A }	**	**	2013	4.4	**	**	2013	• •	· · ·	**	2013	58%	36%	30%
2014 2015	••	A)	A)	2014	**	4)	4)	2014	**	A)	A P	2014	••	4.4	A >	2014	71%	41% 47%	32% 34%
2016		A)	* * *	2016	- ::	*)	* >	2016	**	*)	4)	2016	**		4.)	2016	83%	46%	33%
2017	• •	* >	* >	2017	**	* >	* >	2017	* *	A.)	* >	2017	**	~ ~	A >	2017	71%	43%	32%
2018 2019	1.	4.4		2018	(v	**	4.4	2018	4 *	**	4.4	2018 2019	•••	()	4.4	2018	54%	40% 38%	30% 29%
2020		**	**	2020	4)	**	**	2020	* >	**	**	2020	* *	()	**	2020	48%	36%	28%
2021 2022	^ ^	**	**	2021	A)	**	**	2021	* >	**	**	2021 2022	1 *	**	**	2021	43% 40%	34% 32%	27% 26%
2023	**	••	**	2023	**	**	**	2023		**	**	2023	()		**	2023	37%	31%	25%
2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024 2025	()	**	**	2024	36% 35%	31% 31%	25% 25%
2026		**		2026			**	2026	**	**	**	2026				2026	35%	31%	25%
	O dv O site Gro Ab: Planni	ue Area: 0 vellings (0) vellings (0) dph. vss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Abs Plannir	e Area: 0 ellings (0) g(0) dph. ss profit: 0 orption: 0 ig gain at 0%		Sul	osidy at E0 per u Sustain 20% 70:30 (S Val dv O Sit Gn At	ability at £1800 a Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. assprofit: 0 asorption: 0 ing gain at 0%	%) s p.a. 00% per unit (interme) per unit pusing	ediate)	dw O site Gro Ab Planni	ue Area: 0 eellings (0) e @(0) dph. oss profit: 0 osorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%	
	Susta	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0	
	0% Affor	rdable Hou	ısing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	ing
TEST	18 SHEET 1			TEST	18 SHEET 1	0		TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
		GREENFIELD		1		INDUSTRIAL1	1	4		INDUSTRIAL2		4		PDL	1	4		CTION TO AFFOR	
0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0			-	0	-	-	-	0				0	0%	0%	0%
0		-		0			-	0		-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-	-		0	-			0				0	0%	0%	0%
0				0	-		-	0		-		0				0	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-			0				0	-		-	0	0%	0%	0%
0	-			0	-			0		-		0	-			0	0%	0%	0%
0		_	-	0	-		-	0	_	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-			0	-			0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0	_	-	-	0	0%	0%	0%
0		-	-	0	-		-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
,				, o				o o		- Value Area:		,			-	lo lo	U%	U76	0%
										O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho	n.) 0%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph.				
0 site @(0) dph.	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
· <u> </u>	0	_ <u> </u>		0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	_ <u> </u>		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
0	0			0 0% 0% 0%
		Value Area: 0 0 dwellings (0)		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0		
			Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsidy at 0
Planning gain at 0% Subsidy at 0 Sustainability at 0	Planning gain at 0% Subsidy at 0 Sustainability at 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DDWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Absorption: 0 Planning gain a 0 Planning gain a 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0,0% 0% 0% 0%
Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP O	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O TEST 20 SHEET 1 ROUSTRUL1 DOWN MIDDLE UP O O O O O O O O O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MODEL UP 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Absorption: 0 Planning gain a 0 Planning gain a 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN 197% 0% 0% 0 0% 0% 0% 0%
Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP O - - - - O O - - - O O O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0%
Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP O	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO MERCENSE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0 0% 0% 0% 0% 0% 0 0 0% 0% 0% 0% 0 0 0 0
Planning gain at 0%	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O O O O O O O O O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 DOWN MICOLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 POL 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHEET 1 COWN MIDDLE UP COWN MIDDLE
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0 0% 0% 0% 0% 0% 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O O O O O O O O O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MEDIE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 POL. DOWN MICOLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REQUETION TO AFFORDABLE DOWN MIDDLE UP 0 0 0% 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordablity at 0 O'S Affordable Housing 1 O'S Affor	Planning gain at 0%	Absorption: 0 Planning gain a 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRAL2 DOWN MICOLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsity at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP O 00% 0% 0% 0% O 0% 0% 0% O 0% 0% 0% O 0 0% 0% 0%
Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordablity at 0 O'S Affordable Housing 1 O'S Affor	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MEDIE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 POL. DOWN MICOLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE 0 0 0% 0% 0% 0% 0% 0 0 0 0 0 0 0 0 0 0
Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordablity at 0 O'S Affordable Housing 1 O'S Affor	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MEDIE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDOLE UP 0	Absorption: 0 Planning gain at 0% Subsisity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 COUNTY OF COUNTY
Planning gain at 0%	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 COUNT MICOLE DOWN MICOLE UP 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O O O O O O O O O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsity at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.
Planning gain at 0%	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsity at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.
Planning gain at 0%	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O O O O O O O O O	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsisty at 0 O% Affordable Housing O TEST 20 SHEET 1 NOUSTRUAL2 DOWN MICOLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 DOWN MICOLE UP 0	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsity at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.5% 0 0.5% 0.5% 0.5% 0.
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsisty at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain a 0 % Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Planning gain at 0%	Planning gain at 0%	Absorption: 0 Planning gain at 0% Subsisty at 0 O% Affordable Housing O% Affordable Housing O% Affordable Housing O% MODLE DOWN MODLE UP MODLE DOWN MODLE UP DOWN MODLE	Absorption: 0 Planning gain at 0% Subskidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0

Figure 34 - Sensitivity Testing

Value Area: Th		ILIVI		Area: Three	•		Value	Area: Thre	е		Value	Area: Thre	10		Value	Area: Three	,
15 dwellings (15 Ho 0.3 Hectare site @(50	ouses)			gs (15 House	es)		15 dwellin	ngs (15 Hous site @(50 DP	es)			gs (15 Hous	ses)			gs (15 House	es)
Gross profit: (20' Absorption: 50 unit:	%)		Gross	profit: (20%) on: 50 units p.a			Gross	profit: (20%) ion: 50 units p.			Gross	profit: (20%) on: 50 units p			Gross	profit: (20%) n: 50 units p.a	
Planning gain at 10 Subsidy at £0 per unit (rent) & £0 per	00% er unit (intermediat	e) Subsid	Planning dy at £0 per unit (gain at 100% rent) & £0 per un	it (intermediate	e) Subsi	Plannin dy at £0 per unit	ig gain at 100% (rent) & £0 per u	nit (intermediate) Subsid	Plannin dy at £0 per unit i	g gain at 1009 (rent) & £0 per u	6 nit (intermediate	e) Subsid	Planning y at £0 per unit (r	gain at 100% ent) & £0 per uni	t (intermediate)
Sustainability at £1800 30% Affordable F 70:30 (Social Rent to In	lousing	70		y at £1800 per rdable Hou Pent to Inter	sing	70	30% Aff	ty at £1800 per ordable Hou Rent to Inter	sing	70		y at £1800 pe rdable Hou	using	7		y at £1800 per rdable Hous	sing
TEST 1 SHEET 1 GREENFIE			1 SHEET 1	INDUSTRIAL1	mediate)		1 SHEET 1	INDUSTRIAL2	mediate)		1 SHEET 1	PDL	iniediate)		1 SHEET 1	TION TO AFFORE	
2010 DOWN MIDDLE	UP	2010	DOWN • •	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 71%	MIDDLE 46%	UP 38%
2011	A)	2011 2012 2013	**	A)	A)	2011 2012 2013		A A A A A A A A A A A A A A A A A A A	A A A A A A A A A A A A A A A A A A A	2011 2012 2013		1 v	A)	2011	72% 101%	46% 53% 55%	38% 43% 43%
2014	A)	2014	**	*)	A)	2014	**	• •	A)	2014	• • •	(*	A)	2014	107%	56%	43% 51%
2016	A)	2016	**	(v	A)	2016	**	4.4	A }	2016	* *	**	A)	2016	234% 168%	77% 71%	50% 47%
2018	A)	2018 2019	**	A)	A)	2018 2019	**	A)	A)	2018 2019	• •	**	A)	2018 2019	128% 102%	65% 60%	45% 43%
2021	A)	2020	* * * * * * * * * * * * * * * * * * *	A)	A)	2020	• • •	A)	A)	2020 2021	**	(*	A)	2020	84% 72%	55% 52%	40% 39%
2022		2022 2023 2024	A)	**		2022 2023 2024	A)	**	**	2022 2023 2024	(v	**	**	2022 2023 2024	64% 58% 55%	49% 46% 45%	37% 36% 35%
2024	**	2024	A)	**	**	2024	4)	**	**	2025	*)	**	**	2024	54% 53%	45% 45% 45%	35% 35% 35%
						Sut	15 d 0.3 Hed C Abs Pla sidy at E0 per u	tue Area: The twellings (15 Houstare site @ (50 E Gross profit: (20 corption: 50 unit: anning gain at 10 unit (rent) & E0 p	ises) iPH) dph. i6) i p.a. i0% er unit (interm	ediate)							
						Jul	Sustair 30% 70:30 (S	nability at £1800 Affordable Ho ocial Rent to Int	per unit using ermediate)	contcy							
Value Area: 1r 15 dwellings (15 Hc 0.3 Hectare site @(50 Gross profit: (20' Absorption: 30 unit	DUSES) DPH) dph. %) s p.a.	(15 dwelling 3.3 Hectare s Gross Absorptio	profit: (20%) on: 30 units p.a	es) H) dph. ı.		15 dwellir 0.3 Hectare s Gross Absorpti	Area: Inrengs (15 Houssite @(50 DF) profit: (20%) lon: 30 units p.	es) H) dph. a.	C	15 dwellin 3.3 Hectare s Gross Absorpti	profit: (20%) on: 30 units p.	ses) PH) dph. .a.		15 dwelling 0.3 Hectare s Gross Absorptio	profit: (20%) n: 30 units p.a	es) H) dph.
Planning gain at 10 Subsidy at £0 per unit (rent) & £0 pr Sustainability at £1800 30% Affordable H	er unit (intermediat per unit	e) Subsid	dy at £0 per unit (Sustainabilit	gain at 100% rent) & £0 per un y at £1800 per rdable Hou	it (intermediate unit	e) Subsi	dy at £0 per unit Sustainabili	ig gain at 100% (rent) & £0 per ui ty at £1800 per ordable Hou	it (intermediate unit) Subsid	dy at £0 per unit i Sustainabilit	g gain at 1009 (rent) & £0 per u by at £1800 pe ordable Hou	nit (intermediate r unit	e) Subsid	y at £0 per unit (r Sustainabilit	gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	unit
70:30 (Social Rent to In	itermediate)		2 SHEET 1	Rent to Inter	mediate)		2 SHEET 1	Rent to Inter	mediate)		2 SHEET 1	Rent to Inte	rmediate)	70 TEST	0:30 (Social F	tent to Interr	mediate)
GREENFIE DOWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	TION TO AFFORE MIDDLE 46%	DABLE UP 38%
2010	A)	2010	•••	A)	4)	2010	**	A)	A)	2010	- ; ;	A) (v	A)	2010	71%	46% 46% 53%	38% 39% 43%
2013	A)	2013	•••	A)	A)	2012	**	A)	A)	2013	• • •	(*	A)	2012	107%	55% 58%	43%
2015	A)	2015 2016	**	• • • • • • • • • • • • • • • • • • •	A)	2015 2016	• •	**	A)	2015 2016	• •	* *	A)	2015 2016	308% 230%	79% 76%	51% 50%
2017	A }	2017 2018	**	A) A)	A >	2017 2018	**	(v	A >	2017 2018	* *	* *	A >	2017 2018	165% 126%	70% 65%	47% 45%
2019	A)	2019 2020	· ·	* >	*>	2019 2020	* *	A)	A)	2019 2020	**	* * (*	A)	2019 2020	100% 83%	59% 55%	42% 40%
2021	4)	2021 2022 2023	A) A)	A)	4)	2021 2022 2023	A)	A)	A)	2021 2022 2023	**	4 ¥	4)	2021 2022 2023	71% 63% 57%	52% 49% 46%	39% 37% 36%
2024	**	2024	*)	**	**	2024	A)	**	**	2024	(v	**	**	2024	55% 53%	45% 45%	35% 35%
2026	**	2026	* >	**	**	2026	* >	Lue Area: Th	**	2026	A >	**	**	2026	53%	45%	35%
Value Area: Th	ree		Value :	Area: Three	•	Sub	0.3 Hec C Abs Pic ssidy at E0 per u Sustain 30% 70:30 (S Value	wellings (15 Hou- ctare site @(50 E foross profit: (20' corption: 30 unit- anning gain at 10 init (rent) & E0 p nability at £1800 & Affordable Ho cocial Rent to Int- Area: Thre	PH) dph. %) s p.a. 10% er unit (interm per unit using ermediate)	ediate)	Value	Area: Thre	ee _		Value :	Area: Three	3
15 dwellings (15 Ho 0.3 Hectare site @ (50 Gross profit: (20' Absorption: 70 unit: Planning gain at 10 Subsidy at £0 per unit (rent) & £0 pr Sustainability at £1800	DPH) dph. %) s p.a. 00% er unit (intermediat		0.3 Hectare s Gross Absorptio Planning by at £0 per unit (profit: (20%) on: 70 units p.a gain at 100%	H) dph. i. it (intermediate		0.3 Hectare : Gross Absorpti Plannin dy at £0 per unit	ngs (15 Hous site @(50 DF profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per ui ty at £1800 per	H) dph.		0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i	profit: (20%) on: 70 units p. g gain at 1009	PH) dpha. 6 nit (intermediate		O.3 Hectare s Gross Absorptio Planning y at £0 per unit (n	profit: (20%) n: 70 units p.a gain at 100%	H) dph.
30% Affordable F 70:30 (Social Rent to In TEST 3 SHEET 1	lousing itermediate)		30% Affo 3 (Social F 3 SHEET 1	rdable Hou Rent to Inter	sing		30% Affo	Rent to Inter	sing		30% Affo 0:30 (Social I 3 SHEET 1	Rent to Inte	using		30% Affo 0:30 (Social F 3 SHEET 1	rdable Hous tent to Interr	sing mediate)
DOWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 71%	MIDDLE 46%	UP 38%
2011	**	2011	**	4.)	**	2011	* *	A A	^^	2011	**	1.4	A.A.	2011	72% 101%	46% 53%	38% 43%
2013 2014 2015	A)	2013 2014 2015	**	A) A)	A)	2013 2014 2015	**	A)	A)	2013 2014 2015	**	(*	A)	2013 2014 2015	105% 107% 321%	55% 56% 79%	43% 43% 51%
2016	A)	2016 2017	**	(v 	A >	2016 2017	**	* * *	A }	2016 2017	**	**	A)	2016 2017	240% 172%	77% 71%	50% 48%
2018 2019 2020	A)	2018 2019 2020	**	A) A)	*)	2018 2019 2020	•••	A) A)	A)	2018 2019 2020	**	* * * *	A)	2018 2019 2020	131% 103% 85%	65% 60% 56%	45% 43% 41%
2021	A)	2021 2022	A >	A)	A)	2021	(v	A)	A)	2021	**	(v	4)	2021	72% 64%	52% 49%	39% 37%
2023 2024 2025	**	2023 2024 2025	A) A)	**	**	2023 2024 2025	A) A)	**	**	2023 2024 2025	1 *	**	**	2023 2024 2025	58% 56% 54%	47% 46% 45%	36% 35% 35%
2026	***	2026	<u> </u>	**	**	2026	Va	Lue Area: Th	ree	2026	4)	**	***	2026	53%	45%	35%
						Sub	15 d 0.3 Hed 0 Abs Pla osidy at EO per u	twellings (15 Hou ctare site @(50 E Gross profit: (20 corption: 70 unit: anning gain at 10 unit (rent) & E0 p	ises) IPH) dph. (6) s p.a. 10% er unit (interm	ediate)							
							30%	nability at £1800 5 Affordable Ho ocial Rent to Int	using								

15 dwe 0.3 Hectar Gn Absor Plar bsidy at £0 per u Sustainal	ue Area: Thre Illings (15 House e site @ (50 DF ess profit: (20%) rption: 50 units p. nning gain at 50% nit (rent) & £0 per u billity at £1800 per ffordable Hou	es) 'H) dph. a. it (intermediate		dwelling 0.3 Hectare s Gross Absorpti Plannir idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	S) H) dph. a. nit (intermediate		dwelling 0.3 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	Area: Thre qs (15 House qs (15 OPF s profit: (20%) ion: 50 units p. (rent) & £0 per un tty at £1800 per ordable Hou	s) H) dph. a. nit (intermediate		dwelling 3.3 Hectare 3.3 Fectors 4.5 Gross 4.5 Absorpti Planni 4.5 Per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. init (intermediate runit		dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit (i Sustainabilli	profit: (20%) on: 50 units p. ng gain at 50%	s) 'H) dph. a. hit (interme
	al Rent to Inter			0: 30 (Social I			70	0: 30 (Social 4 SHFFT 1	Rent to Inter	mediate)		:30 (Social				0:30 (Social)		
	GREENFIELD		IEST	4 SHEET 1	INDUSTRIAL1		IESI	4 SHEET 1	INDUSTRIAL2		IESI	4 SHEET 1	PDL		IESI		CTION TO AFFOR	
DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 44%	UP 379
~ ~	**	**	2011	A >	**	**	2011		**	**	2011	**	**	**	2011	66%	44%	379
**	A)	*)	2012	••	A)	A)	2012	* *	A)	A)	2012	**	1 *	A)	2012	92%	50% 52%	419
**	A F	* >	2014	* *	A)	*>	2014	* *	* >	* >	2014	**	4.4		2014	92%	53%	419
• •	**	A)	2015 2016	•••	A)	4)	2015	**	(v	A):	2015 2016			A)	2015	208% 171%	72% 69%	499
* *	(*	* >	2017	**	A.)	* >	2017	**	A >	* >	2017	* *	~ ·	A >	2017	134%	65%	45
	A >	A)	2018	**	*)	A)	2018	**	A)	A)	2018 2019	**	4.5	A)	2018	107%	60% 56%	43'
	A >	*>	2020		A)	A)	2020		A)	A >	2020	**	4+	A)	2020	75%	53%	39
4 +	**	.,	2021	A >	.,	**	2021	A >	**	4.4	2021 2022	4.4	4.4	* *	2021	66% 59%	49% 47%	38
A >	**	**	2023	* >	**	**	2023	* >	**	**	2023	4+	**	**	2023	55%	44%	35
A)		**	2024	* >	**	**	2024	.,	**	**	2024	.,	**	**	2024	52%	44%	34
* >	**	**	2025 2026	A }	**	**	2025 2026	* >	**	**	2025 2026	*)	**	**	2025 2026	51% 50%	43% 43%	34 34
15 dwe 0.3 Hectar	ue Area: Thre Ilings (15 Hous e site @(50 DF oss profit: (20%) rption: 50 units p.	es) H) dph.		dwelling 0.3 Hectare s Gross	Area: Threesite @(50 DP) profit: (20%) on: 50 units p.:	s) H) dph.		osidy at E0 per u Sustai 30% 70:30 (S Value dwelling 0.3 Hectare Gross	lanning gain at 5 unit (rent) & £0 p unit (rent) & £0 p & £1800 & Affordable Ho social Rent to Inte Area: Thre gs (15 House site @(50 DP s profit: (20%) ion: 50 units p.	er unit (interm per unit using ermediate) e S) H) dph.		dwelling 3.3 Hectare : Gross	Area: Thre is (15 House site @(50 Di profit: (20%) on: 50 units p	es) PH) dph.		dwelling 0.3 Hectare s Gross	Area: Thre Is (15 House Site @(50 DP profit: (20%) on: 50 units p.	s) 'H) dph
Plan sidy at £0 per u Sustainal 30% A	rption: 50 units p. ining gain at 200% nit (rent) & £0 per u billity at £1800 per ffordable Hou al Rent to Intel	hit (intermediate unit unit using		Plannin idy at £0 per unit (Sustainabilit	g gain at 200% (rent) & £0 per ur by at £1800 per prdable Hou	nit (intermediate unit unit		Plannir idy at £0 per unit Sustainabili 30% Affe	ng gain at 200% (rent) & £0 per u (ty at £1800 per prdable Hou Rent to Inter	nit (intermediate unit unit		Plannir dy at £0 per unit Sustainabili	g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	6 nit (intermediat r unit using		Plannin dy at £0 per unit (i Sustainabilit	g gain at 200% rent) & £0 per ur ty at £1800 per ordable Hou	it (interm unit unit
T 5 SHEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1		vaidtej	TEST	5 SHEET 1				5 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	U
	A)	A)	2010	**	A)	4)	2010	**	A)	4)	2010 2011	**	1 *	A)	2010	88% 90%	50% 50%	41
* *	(*	A >	2012	**	A)	. >	2012	* *	A >	A >	2012	**	~ ~	A.)	2012	143%	60%	46
**	(*	A)	2013 2014	**	A)	A)	2013 2014	**	A)	A)	2013 2014	**	**	A)	2013	156%	62% 63%	47
••	**		2015 2016	**	••	A)	2015 2016	**	••	A)	2015 2016	**	••	(+	2015	-14549%	101%	57 55
**		4)	2017	**	**	4)	2017	**		A)	2017	**		A.)	2017	342%	86%	52
**	* *	A)	2018	* *	(v	4)	2018	* *		A }	2018 2019	**		A }	2018	205%	77% 68%	49 46
• •	(v	A)	2020 2021	* *	A)	A)	2020 2021	* *	A)	A)	2020 2021	* *	~ ~	A)	2020	109%	63% 58%	43
• • •	A >	4)	2022	A >	A >	4)	2022	4 🕶	4)	4)	2022	**	1.0	4)	2022	75%	54%	41 39
4 +	A)	4)	2023	A >	A)	4)	2023	A)	A)	A)	2023 2024	**	1+	A)	2023	66% 62%	51% 50%	38
A)	* *	A >	2025	* *	A)	A)	2025	A)	A)	A P	2025	4.4	1+	A)	2025	60%	49%	37
15 dwe 0.3 Hectar Gr Absor Plan	ue Area: Thre Illings (15 Hous e site @(50 DF oss profit: (20%) rption: 50 units p. ining gain at 100% unit (wnt) & £2600 pe	es) 'H) dph. a.	i) Subsidi	dwelling 0.3 Hectare s Gross Absorptic Planning y at £48500 per unit	Area: Three s (15 House site @(50 DP profit: (20%) no: 50 units p.i. g gain at 100% (rent) & £26000 per y at £1800 per	S) H) dph. a. unit (intermediate		Absorpt Plannir at 48500 per un at 48500 per un at 48500 per un at 48500 per unit at	ctare site @(50 L Gross profit: (20') sorption: 50 units anning gain at 2' and init (rent) & EO p nability at £1800 6 Affordable Hc bocial Rent to Int Area: Thre gs (15 House gs (15 House initial (20%) lon: 50 units (20%) lon: 50 units (20%) long gain at 100% (rent) & £2800 per	%) is p.a. jobs per unit (intermoper unit ussing permediate) e s H) dph. a. unit (intermediate) unit (intermediate)		dwelling 3.3 Hectare s Gross Absorpti Plannin at £48500 per unit	Area: Thre ps (15 House site @(50 Df profit: (20%) on: 50 units p g gain at 1009 (mnt) & E26000 ps ty at £1800 pe	es) PH) dph. .a. 6 r unit (intermedia		dwelling 0.3 Hectare s Gross Absorpti Plannin by at £48500 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per	s) PH) dph a.
30% A	ffordable Hou al Rent to Inter	ising	7	30% Affo 0:30 (Social I	rdable Hou	sing	7,	30% Aff	Rent to Inter	sing	70	30% Affo	rdable Hou	using	1 7	30% Affo 0:30 (Social	rdable Hou	sing
6 SHEET 1		cuidte)		6 SHEET 1		culate)		6 SHEET 1		mediate)		6 SHEET 1		euiate)		6 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	CTION TO AFFOR MIDDLE	U
4+	**	**	2010 2011	* * *	**	**	2010 2011	4)	**	**	2010 2011	**	**	**	2010	36% 35%	29% 28%	26 26
••		**	2012	A }	**	**	2012	1 *	**		2012	**	**	**	2012	47% 50%	32% 33%	29
	A)	A)	2014	A >	* >	A)	2014	1+	A)	A)	2014	- ;;	A >	A >	2014	51%	33%	29
**	A)	4)	2015 2016	**	A)	A)	2015 2016	* *	A)	A)	2015 2016	**	**	A)	2015 2016	157% 121%	48% 47%	36 35
	A)	A)	2017	**	A)	A)	2017	• •	A)	A }	2017	**	(*	A)	2017	90%	44% 42%	34
~ ~	A >	. ,	2019	* }	A >		2019	4.*	A)	A >	2019	~ ~	A >	A >	2019	58%	40%	31
4 *	44	4)	2020	A }	4.4	4)	2020	A >	*)	4)	2020 2021	4.4	4.4	4.4	2020	50% 45%	38% 36%	30
A >	**	**	2022	A P	**	**	2022	* >	**	**	2022	* >	**	**	2022	41%	34%	29
A >	**	**	2023 2024	A P	**	**	2023 2024	A >	**	**	2023 2024	* >	**	**	2023 2024	39% 37%	33% 33%	28 28
**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	36% 36%	32% 33%	28 28
							Subsidy	15 c 0.3 Her 0.3 Her Ab: Pl at £48500 per u Sustai	Iue Area: The dwellings (15 Housters site @(50 E) Gross profit: (20' sorption: 50 unit: anning gain at 10 unit (rent) & £260 nability at £1800 6 Affordable Ho	ises) IPH) dph.	termedia	ste)						

	15 dwellin 0.3 Hectare s Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 1009	ses) PH) dph. .a. .ar unit (intermediate er unit		dwelling 0.3 Hectare s Gross Absorptio Planning at £25000 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) H) dph. B. unit (intermedia		dwelling 0.3 Hectare Gross Absorpt Plannir v at £25000 per unit Sustainabili	profit: (20%) ion: 50 units p ig gain at 1009	es) PH) dph. a. 6 r unit (intermediate) r unit		dwelling 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. a. unit (intermediate r unit		dwelling 0.3 Hectare s Gross Absorptio Planning y at £25000 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	i. ii. iii. iii. iii. iii. iiii. iiii. iiiiii
	:30 (Social F	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	mediate)		0:30 (Social 7 SHEET 1	Rent to Inte	rmediate)): 30 (Social I 7 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 7 SHEET 1	Rent to Inter	mediate)
1231		GREENFIELD	1	ILSI		INDUSTRIAL1	ı	ILSI		INDUSTRIAL2	ı	1231		PDL	ı	1231	REDUC	TION TO AFFOR	DABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 50%	MIDDLE 36%	31%
2011 2012		A A		2011	A)	**		2011	A >		**	2011 2012	**	**	**	2011	50% 69%	36% 41%	31% 35%
2013 2014	¥ ¥	* >	A.):	2013 2014	~ ~	A.)		2013	* *	A.)	A.):	2013 2014	* *	4.*	A.)	2013 2014	73%	42% 43%	35% 35%
2015	**	A)	A)	2014		A)	4.)	2014	**	A)	A)	2014	•••		A)	2014	223%	61%	42%
2016 2017	••	(*	4.)	2016 2017	••			2016 2017	••		4.1	2016 2017	• •	••	A P	2016 2017	169%	59%	41%
2018	**	A)	.)	2018		A >	* >	2018	**	*)	A >	2018	**	1.4	A)	2018	94%	56% 51%	39% 38%
2019 2020		* >	A)	2019	* * *	A)	A >	2019		A)	A }	2019 2020	**	4+	A)	2019	76% 64%	48% 45%	36% 35%
2021	A P	* >	A >	2021	* >	A >	* >	2021	A >	* >	A F	2021	**	A >	.,	2021	56%	43%	33%
2022 2023	A)	**	**	2022	A)	**	**	2022	A >	**	**	2022 2023	(v		**	2022	51% 47%	41% 39%	32% 31%
2024	* >	**	**	2024	* >	**	**	2024		**	**	2024	. >	**	**	2024	45%	38%	31%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	44% 43%	38% 38%	31% 31%
	Value	Area: Thre	ee _		Value	Area: Thre	e	Subsidy	0.3 Her Ab: Pl at £25000 per u Sustai 309 70:30 (S	Affordable Hocial Rent to In	OPH) dph. %) s p.a. 00% 000 per unit (int o per unit ousing termediate)		Value	Area: Thre	e		Value	Area: Three)
	15 dwellin 0.3 Hectare s Gross Absorption Planning at £36000 per unit	gs (15 Hous ite @(50 DR profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 ps	ses) PH) dpha. % ar unit (intermediate		D.3 Hectare S Gross Absorptio Planning at £36000 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per	H) dph. a. unit (intermedia		dwelling 0.3 Hectare Gross Absorpt Plannir at £36000 per unit	gs (15 House site @(50 Di profit: (20%) ion: 50 units p g gain at 1009 (rent) & £24000 ps	PH) dph. a. unit (intermediate)		dwelling 0.3 Hectare s Gross Absorpti Plannin at £36000 per unit	s (15 House site @(50 DF profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 ps	es) PH) dpha. 6 r unit (intermediat		Absorption Planning y at £36000 per unit (profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per	i. unit (intermediate)
	30% Affo	y at £1800 pe rdable Hou	using		30% Affo	y at £1800 per rdable Hou	sina		30% Aff	ty at £1800 pe	using		30% Affo	y at £1800 pe rdable Hou	using	_	30% Affo	y at £1800 per rdable Hou	sing
	:30 (Social F B SHEET 1	Rent to Inte	rmediate)	TEST	8 SHEET 1	Rent to Inter	mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)): 30 (Social I 8 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			MIDDLE	DABLE
2010	DOWN 4 ♥	**	**	2010	*)	**	**	2010	* >	**	**	2010	DOWN	**	**	2010	43%	33%	29%
2011 2012	**	**	**	2011	(*	**	**	2011	* *	**	**	2011 2012	• •	* *	**	2011	43% 59%	32% 37%	29% 32%
2013 2014	• •	A)	*)	2013 2014	(v	4)	A)	2013	• •	*)	4)	2013 2014	• •	A)	4)	2013 2014	62% 63%	38% 38%	32% 32%
2015	**		A >	2015	~ ~	* >		2015	**	A >	A F	2015	**	* *		2015	192%	54%	39%
2016 2017	**	4.4	4)	2016 2017	**	A)	A)	2016	**	4.)	A)	2016 2017	**	**	A)	2016 2017	147%	54% 50%	38% 37%
2018	• •	4.5	A >	2018		* >	A >	2018	**	4)	A >	2018	**	(*	A >	2018	83%	47%	35%
2019 2020	1 *	A)	4)	2019	(v	A >	A >	2019	* * *	A)	A F	2019 2020	**	4.4	4)	2019	68% 57%	44% 42%	34%
2021	* >	**	**	2021	A >	**	**	2021	* >	**	**	2021		**	**	2021	51%	39%	32%
2022 2023	A)	**	**	2022 2023	A)	**	**	2022	A >	**	**	2022 2023	4.4	**	**	2022 2023	46% 43%	38% 36%	31% 30%
2024 2025	A):	**	**	2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	A >	**	**	2024 2025	41% 40%	36% 35%	30% 29%
2026	**		**	2026	**	**	**	2026	* *	**	**	2026	**			2026	40%	35%	29%
	0 dv	ue Area: 0 vellings (0) e @(0) dph.			Valu dw 0 site	ie Area: 0 ellings (0) e @(0) dph.		Subsidy	15 c 0.3 Her Ab: Pl at £36000 per u Sustai 309 70:30 (S	lue Area: T wellings (15 Ho teare site @(50 i Gross profit: (26 torption: 50 unit anning gain at 1 nining gain at 1 nining gain at 1 nobility at £1800 6 Affordable H ocial Rent to In ue Area: 0 vellings (0) e @(0) dph.	uses) OPH) dph. %) s p.a. 00% 000 per unit (int per unit	ermedia	Valu dw	ue Area: 0 ellings (0) e @(0) dph.			Valu dw 0 site	ie Area: 0 ellings (0) e @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gr	oss profit: 0			Gro	ss profit: 0			Gro	ss profit: 0	
	Planni	sorption: 0 ng gain at 0%			Plannir	sorption: 0 ng gain at 0%			Plann	sorption: 0 ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Plannir	sorption: 0 ng gain at 0%	
	Susta	ibsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0	
	0% Affor	dable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affor	dable Hous	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1	CTION TO AFFOR	DARI F
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-		0		-	-	0				0	-	-	-	0	0%	0%	0%
0		-	-	0			-	0			-	0	-	-	-	0	0% 0%	0%	0% 0%
0	-		-	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-			0				0	-		-	0	-			0	0%	0%	0%
0	-	-	-	0	-			0			=	0	-	-	-	ő	0% 0%	0%	0%
0	-	-	-	0			-	0	-		-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				o				o o	-			ő	-			ō	0%	0%	0%
0			-	0			-	0	-		-	0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	- Value Area:	0	0	-	-	-	0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) velling	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 sliings (0) e (0) dph. e (0) dph. s profit: 0 orgain at 0% sidy at 0 g gain at 0% sidy at 0 nability at 0 dable Hous 0 INDUSTRIAL!	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle of the control of the co	Le Area: 0 rellings (0) is elected with the control of the control	UP	7EST	dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) e a (0) fellings (1) e a (0) of the fellings (1) e a (0) of the fellings (1) e a (0) felli	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	te Area: O tellings (O) (8 (O)	
Subsi	15 dwellin 3.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabili 30% Affo	Value Area: Three 15 dwellings (15 Houses) 3 Hectare site @ (50 DPH) dph. Gross profit (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Plan																	
	3.30 (Social III SHEET 1 DOWN	GREENFIELD MIDOLE A A A A A A A A A A A A A A A A A A A	UP		330 (Social H) 11 SHEET 1 12 OVEN 1 12 OVEN 1 13 OVEN 1 14 OVEN 1 15 OVEN 1	INDUSTRIAL1 MIDDLE A A A A A A A A A A A A A A A A A A A	UP		11 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE ^^ ^ ^ ^ ^ ^ / / / / / / / / / / / /	UP		3:30 (Social II SHEET I DOWN	POLITION TO INTERPRETATION TO	UP		11 SHEET 1	Rent to Interior TON TO AFFOR MIDOLE 45% 45% 52% 54% 54% 54% 55% 51% 66% 55% 55% 54% 54% 54% 45% 44%	
Subsi	15 dwellin 0.3 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	ses) PH) dph. a. 6 nit (intermediatunit using	e) Subsid	dwellings 0.3 Hectare si Gross Absorptio Planning by at £0 per unit (i Sustainabil	orofit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un ity at £0 per u rdable Hou	i) H) dph. it (intermediate hit) Subsi	G Abso Pla Sidy at E0 per u Sustaia 30% 70:30 (Sc Value dwelling 0.3 Hectare S Gross Absorpti Plannin idy at E0 per unit 1 Sustainabi	nability at £600 Affordable Hocial Rent to Infi Area: Thre is (15 House Site @(50 Di profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u introdable Hou	%) s p.a. 200% ber unit (interme per unit pussing ermediate) e (S) HH) dph. a. 6 init (intermediate) unit sising	Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u	es) PH) dph. a. if init (intermediate) unit using) Subsid	dwelling: 0.3 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustalnabil	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni lity at £0 per u rdable Hou:	s) H) dph. i. it (intermediate) nit sing
	DOWN	GREENFIELD MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	12 SHEET 1 DOWN 1	INDUSTRIAL1 MIDDLE AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	12 SHEET 1 DOWN V V V V V V V V V V V V V	INDUSTRIAL2 MIDDLE AA AA AY	UP	2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN V V V V V V V V V V V V V	PDL MIDDLE A A A 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	12 SHEET 1 REDUC DOWN 67% 6896 9295 9776 23996 14556 11456 9396 6896 6896 6196 5596 5396	CTION TO AFFORM MIDDLE 44% 44% 44% 51% 53% 54% 72% 67% 62% 57% 54% 55% 44% 44%	DABLE UP 37% 38% 42% 42% 42% 50% 48% 46% 44% 40% 38% 37% 35% 35%
	-, - 2028 -, - 2																		

Subsid	15 dwellin 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. init (intermediate) r unit using) Subsi	dwelling 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	s) H) dph. a. it (intermediate unit sing	e) Subsi	dwelling 0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. bi init (intermediate) r unit using	Subsid	dwelling 3.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	es) PH) dph. .a. .a init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.3 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	d) dph. t (intermediate) unit
1231		GREENFIELD	ı	1231		INDUSTRIAL1	т	ILSI		INDUSTRIAL2		IL31		PDL		1231	REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 39%	UP 33%
2011	**	4.4	4.4	2011	* >	4.1	4.1	2011	1 *	4.1	4.4	2011 2012	**	4.4	4.1	2011	63%	39% 46%	33% 37%
2013	• • •	* >	A >	2013	**		* >	2013	**		A P	2013	**	1.	A.)	2013	93%	48%	37%
2014	**	* >	A)	2014	**	A)	4)	2014	**	A)	4)	2014 2015	**	4.4	4)	2014	93%	48% 68%	37% 44%
2016	**	**	A.):	2016	~ ~		* >	2016	**	4.4	->	2016	**	**		2016	204%	66%	43%
2017 2018	**	(v	A)	2017 2018	**	A)	4)	2017	**	A)	A)	2017 2018		**	A):	2017	146%	61% 56%	40% 38%
2019	• •	A >	* >	2019	**	A >	* >	2019	**	A >	A P	2019		4.4	A)	2019	88%	51%	36%
2020 2021	1 *	A }	A)	2020 2021	(v	A)	4)	2020	(v	A)	4)	2020 2021	**	4 ¥	A)	2020	72% 62%	48% 45%	34% 33%
2022	A }	**	**	2022	* >	**	**	2022	* >	**	**	2022	4.*	**	**	2022	55%	42%	32%
2023 2024	A):	**	**	2023 2024	A)	**	**	2023	A P	**	**	2023 2024	4 +	**	**	2023 2024	50% 48%	40% 39%	30% 30%
2025	* >	**	**	2025	* >	**	**	2025	* *	**	**	2025 2026	* >	**	**	2025	46%	38%	30%
2026	*)	**	**	2026	**	**	**	2026	Va	ue Area: Ti	aree	2026	.,		**	2026	45%	39%	30%
Subsic	15 dwellin 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. a. funit (intermediate) r unit using) Subsi	dwelling 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit i Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	s) H) dph. a. it (intermediate unit sing	e) Subsi	ssidy at E0 per u Sustain 30% 50:50 (S Value dwelling 0.3 Hectare: Gross Absorpti Plannir dy at £0 per unit Sustainabilli 30% Affe	hability at £1800 of Affordable Hicocial Rent to Int Area: Three is (15 House is (20 M) on: 50 units p. ig gain at 1009 (rent) & £0 per uty at £1800 pe profable House of Affordable House of Affordable House of Affordable House of Affordable House is Affordable House of Affordable House	per unit (interme i per unit pussing permediate) e (S.S.) DH) dph. a. a. bit (intermediate) r unit ssing	C	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilli 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. .a init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	d) dph. t (intermediate) unit
	100 (Social F	Rent to Inte	rmediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inte	rmediate)		100 (Social I 14 SHEET 1	Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFORE	
2010	DOWN .	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 39%	MIDDLE 24%	UP 20%
2011 2012	4 *	**	**	2011 2012	A) (v	**	**	2011	* >	**	**	2011 2012	• •	**	**	2011	40% 56%	25% 29%	20% 22%
2013	**	**	**	2013	4.4	**	**	2013	**	**		2013	**	**	**	2013	59%	29%	22%
2014	**	4.4		2014	(*	4.4	**	2014	**	**	4.1	2014 2015	**	**	**	2014	59%	29% 42%	22% 26%
2016	**	A >	A >	2016	~ ~		* >	2016	•••	A >	A P	2016		4.4		2016	128%	40%	25%
2017 2018	**	A }	A)	2017 2018	**	A)	4)	2017		A)	A)	2017 2018	**	(v	A)	2017	90% 67%	36% 34%	23% 22%
2019	4 🕶	A >	* >	2019	*)	A >	* >	2019	* >	A >	A P	2019	• •	A P	A)	2019	53%	30%	20%
2020 2021	A)	**	**	2020 2021	A)	**	**	2020	A >	**	**	2020 2021		**	**	2020	44% 37%	28% 26%	19% 18%
2022	* >	**	**	2022	* }	**	**	2022	* >	**	**	2022	* >	**	**	2022	33%	24%	17%
2023 2024	* *	**	**	2023 2024	**	**	**	2023	* *	**	**	2023 2024	* *	**	**	2023 2024	29% 28%	23% 23%	17% 17%
2025 2026	**	**	**	2025 2026	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	27% 27%	22% 23%	16% 17%
	O dw O site Gro Abs Plannii Su Susta	re Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hou			dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous	sing	Sui	15 d 0.3 Hec Abs Abs Sidy at E0 per u Sustain 30% 0:100 (S Val dv O sit Gr At Plann S Sust	hability at £1800 o Affordable Hococial Rent to Initue Area: O veillings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alrability at 0 rdable Hou	uses) DPH) dph. DPH) dph. Sp.a. Sp.a. D0%	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou			dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous	ing
TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDUC	MIDDLE	DABLE UP
0	- DOWN	- MIDDLE	- UP	0	- DOWN	MIDDLE -	- -	0	- DOWN	- MIDDLE	- UP	0	- DOWN	- MIDDLE	- -	0	0%	0%	0% 0%
0			-	0		-	-	0		-	-	0				0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-		-	0	-		-	0	0%	0% 0%	0% 0%
0			-	0		-	-	0		-	-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0			-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
ő				0				ő				0				ő	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0			-	0	0%	0% 0%	0% 0%
0				ō				o				0				0	0%	0%	0%
									F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: (Absorption: 0 danning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

15 dwellir 0.3 Hectare: Gross Absorpt Plannir Subsidy at £0 per unit Sustainabili 30% Affe	Area: Three ngs (15 Houses) site @(50 DPH) d s profit: (25%) ion: 50 units p.a. ng gain at 100% (rent) & £0 per unit (int y at £1800 per unit prdable Housing	lph. termediate)	Subsic	dwelling: 0.3 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 30% Affo	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) H) dph. a. hit (intermediate unit	e) Subsi	dwelling 0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	s) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 init (intermediate runit using	e) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning by at £0 per unit (r Sustainabilit 30% Affo	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) H) dph. i. it (intermediate) unit sing
70:30 (Social TEST 16 SHEET 1	Rent to Intermed	diate)	70 TEST): 30 (Social F 16 SHEET 1	ent to Inter	mediate)	TEST	0:30 (Social 16 SHEET 1	Rent to Inte	rmediate)	TEST): 30 (Social I 16 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social I 16 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		ļ·		PDL			REDU	CTION TO AFFOR	
2010 DOWN	MIDDLE	UP 2	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 86%	MIDDLE 49%	UP 40%
2011			2011	* *	4)	A)	2011	* *	A)	4)	2011 2012	* *	(*	4)	2011	88%	49% 58%	40% 45%
2013	4.4		2012		4)	4)	2012	**	4)	4)	2012		**	4)	2013	153%	61%	45%
2014	(v	A > 2	2014	**	* >	* >	2014	**	A)	* >	2014	**	~ ~	*>	2014	155%	62%	46%
2015	**		2015 2016	**		A }	2015	**	**	A)	2015 2016	**		(*	2015	-5184% 962%	99%	56% 54%
2017		A) 2	2017	**	• •	A >	2017	**	* *	A >	2017	**		(+	2017	344%	84%	51%
2018	**		2018 2019		(v	.,	2018			4)	2018 2019			A)	2018	204%	75% 67%	48% 45%
2020	1.4	A) 2	2020	**	A >	A)	2020	• •	A.)	A)	2020	• •		A)	2020	107%	62%	42%
2021	4)		2021	A)	A)	4)	2021		4)	A)	2021 2022	**		4)	2021	86%	57% 53%	40% 39%
2023		A) 2	2023	A)	A >	A)	2023	A 3	A)	A >	2023	**	4.4	* >	2023	65%	50%	37%
2024	A)		2024	A)	4)	A)	2024	A >	A)	4)	2024 2025	• •	1 *	4)	2024	61% 59%	49% 48%	36% 36%
2026	4)		2025	4)	4)	* >	2025	4)	4)	4)	2026	1+	1 *	4)	2026	57%	48%	36%
							Sul	15 c 0.3 Her Ab: Pl osidy at E0 per u Sustai 309	nability at £180 Affordable H	uses) OPH) dph. %) s p.a. DO% per unit (interme	ediate)							
Value	Area: Three			Value	Area: Thre	e		70:30 (S Value	Area: Thre	ermediate) e		Value	Area: Thre	e		Value	Area: Three	•
0.3 Hectare s Gross Absorpti Plannir Subsidy at £0 per unit Sustainabili 30% Affo	ngs (15 Houses) site @(50 DPH) d is profit: (17%) ion: 50 units p.a. ng gain at 100% (rent) & £0 per unit (inti- ty at £1800 per unit prdable Housing	termediate)	Subsic	Gross Absorption Planning dy at £0 per unit (Sustainability 30% Affo	profit: (17%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	H) dph. a. init (intermediate unit insting)	e) Subsi	0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	i profit: (17%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. bi iii (intermediate) r unit using	Subsid	0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermediat r unit using	e) Subsid	O.3 Hectare s Gross Absorption Planning By at £0 per unit (r Sustainabilit 30% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	H) dph. i. it (intermediate) unit sing
TEST 17 SHEET 1	Rent to Intermed	nate)	TEST '	1:30 (Social F 17 SHEET 1	ent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)): 30 (Social I 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1		PDL			REDU	CTION TO AFFOR	
2010 DOWN		UP 2	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 44%	UP 37%
2011	**	** 2	2011	A.)		**	2011				2011	• •	**	**	2011	66%	44%	38%
2012	A)		2012	**	A >	A >	2012	* *	A)	A)	2012 2013	**	1 *	4)	2012	87% 91%	51% 52%	41% 42%
2014	A >	A) 2	2014	**	A >	* >	2014	* *	A.)	A >	2014	**	4.4	* >	2014	92%	53%	42%
2015	**		2015 2016		A)	A >	2015	• •	1.	4)	2015 2016			A)	2015	203%	72%	49% 48%
2017	(*		2017	**	*)	* >	2017		.,		2017	**		*)	2017	133%	66%	46%
2018			2018 2019	• •	4)	A)	2018	••	A)	4)	2018 2019	• •		A)	2018	107%	61% 56%	43% 41%
2020	4)		2020	A)	4)	4)	2019	1 *	4)	4)	2020	• • •	1.0	4)	2019	75%	53%	39%
2021			2021	* >	4.5	* >	2021	* >	*)	A P	2021		A >	* >	2021	66% 60%	50% 47%	38%
2022			2022	*)		**	2022	A >	**	**	2022	1+	**	**	2022	55%	47%	36% 35%
2024	**	** 2	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	53%	44%	35%
2025			2025	A P	**	**	2025 2026	A >	**	**	2025 2026	A >	**	**	2025	51% 50%	43%	34% 34%
O do O sit Gri Ab Plann Si Sust	ue Area: 0 wellings (0) e @(0) qph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Housing			dw O site Gro Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sul	Abbook of Abbook	ctare site @(50 is gross profit: (17 forosprofit: (17 forosprofit:) on mil anning gain at 1 init (rent) & E0 j. hability at £180/is Affordable Houelal Rent Local Re	%) s p.a. 50% ser unit (interme pur unit sussing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	Lie Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou	sing		dw O site Gro Ab Planni Su Susta	Le Area: 0 rellings (0) e @ (0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0	sing
	0				0				0				0				0	
TEST 18 SHEET 1	GREENFIELD	1	EST	18 SHEET 1	INDUSTRIAL1		IEST	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST	18 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN		UP	,	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0 -		-	,				0	-			0	-			0	0%	0%	0%
0 _	-)	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0 -	-	-)	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -							o		-		ő				0	0%	0%	0%
0 _	-	_		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-					0	-			0				0	0%	0%	0%
0)				0	-			0				0	0%	0%	0%
0 -	-	-)			-	0		-		0		-	-	0	0%	0% 0%	0% 0%
0							0				ő				ő	0%	0%	0%
0 _	-)	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-)				0				0				0	0%	0%	0%
0 _	_	-)				0				0	-			0	0%	0%	0%
								F	O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Manning gain at Subsidy at 0 Sustainability a Affordable Ho)).)) 0								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0	u	0 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0	0	0	0 0% 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0%
	°	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
0	0 -	0	0 -	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0		

Figure 35 - Sensitivity Testing

1.1 Subsidy :	50 dwellin 1 Hectare Gross Absorpti Plannin at £0 per unit Sustainabilit 30% Affo	Area: Three gs (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100% frent) & £0 per ur y at £1800 per urdable Hou Rent to Inter	es) PH) dph. a. it (intermediate unit	e) Subsi	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	es) PH) dph. a. init (intermediate runit	e) Subsi	50 dwellir 1.11 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe	ses) PH) dph. a. 6 nit (intermediate) r unit using	Subsid	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. a. 6 nit (intermedial r unit	te) Subsic	50 dwellin 1.11 Hectare Gross Absorpti Plannin dy at £0 per unit (i Sustainabilii	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hous	es) H) dph. t (intermediate unit
E31 1 3		GREENFIELD		1231		INDUSTRIAL1	т	1231		INDUSTRIAL2	ı	1231		PDL	ı	1231	REDU	CTION TO AFFORI	
1010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 82%	MIDDLE 52%	UP 43%
1011	**	A) (v	A)	2011	• •	A)	A)	2011	• •	A)	A)	2011 2012	* *	**	A)	2011	94% 117%	55% 61%	45% 48%
013	~ ~	4.4	. >	2013	**		A >	2013	**		4.)	2013	**	~ ~	. >	2013	123%	63%	48%
1014 1015		**	* >	2014	**	(*	A)	2014	••	(*	A):	2014 2015	**	**	A)	2014	178% 331%	73% 89%	52% 57%
1016	**	~ ~	A)	2016	**	**	A)	2016	**	**	A)	2016 2017	* *	**	(+	2016	244%	85%	55% 52%
018		**	* >	2018	**	A >		2018	**	1.4	A >	2018	**		A >	2018	134%	71%	49%
1019	**	4.4	A)	2019	**	A)	4)	2019	**	A)	A)	2019 2020	• •	**	A)	2019	107% 89%	65% 61%	47% 44%
1021	• •	A P	* >	2021	4 =	.,	* >	2021	• •	.,	A F	2021	• •	4 *	4.)	2021	78%	57%	43%
1022	4+	A P	*)	2022 2023	A)	A)	A)	2022	A)	A)	A }	2022 2023	• • •	(*	A)	2022	69%	54% 52%	41% 40%
1024	4)	4.5		2024	A)	*)		2024	A)	4)	4.5	2024 2025	• • •	4+	* *	2024	62%	51% 50%	39% 39%
1026	<u> </u>	* >	* >	2026	*>	*)	*	2026	* >	Lue Area: T	A >	2026	1+	1+	A)	2026	59%	52%	39%
1.1 Subsidy	50 dwellin 1 Hectare Gross Absorpti Plannin at £0 per unit Sustainabilit 30% Affo	Area: Inregs (50 Houss site @(50 Di profit: (20%) on: 30 units p g gain at 100% (rent) & £0 per ur £1800 per yrdable House ent to Inter	es) PH) dph. a. hit (intermediate unit	e) Subsi	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	es) PH) dph. a. init (intermediate runit)	re) Subsi	70:30 (S Value 50 dwellir 1.11 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 30 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ermediate) 6 6 6 8 9 PH) dph. a. 6 init (intermediate) r unit using	Subsi	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 30 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ses) PH) dph. a. 6 nit (intermediat r unit using	te) Subsic	50 dwellin 1.11 Hectare Gross Absorpti Plannin dy at £0 per unit (i Sustainabilli	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hous	es) H) dph. t (intermediate unit sing
	SHEET 1	GREENFIELD		TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL	,	TEST	2 SHEET 1	CTION TO AFFORI	
🗀	DOWN	MIDDLE	UP	=	DOWN	MIDDLE	UP	=	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
1010 1011		A P	A)	2010	•••	A)		2010	••	A)	A)	2010 2011	• • •	**	A)	2010	85% 100%	53% 57%	44% 46%
012	**	1+	A)	2012	**	A)	4)	2012	• •	4.7	A)	2012 2013	**	**	A)	2012	120%	62%	48% 49%
014		**	. >	2014	••	1.4	A >	2014	•••	**	4.)	2014		- · ·	4.4	2014	214%	77%	53%
015 016		**	4)	2015	**	**	4)	2015	••	**	A }	2015 2016	**	**	(*	2015	286% 216%	82%	56% 54%
017	••	**	A }	2017	**	4.4	A)	2017	* *	1.4	A)	2017 2018	• •	••	A >	2017	159%	75% 69%	51% 48%
019		4.4	A)	2019	~ ~	4)	* * *	2019	~ ~	4.7	A)	2019	**	**	A)	2019	100%	64%	46%
020		A }	* >	2020	¥ ¥	A)	4)	2020	4.4	A)	A }	2020 2021	**		A)	2020	84% 74%	59% 56%	44% 42%
022	(+	* >	*	2022	A)	A >	* >	2022	A)	A)	A >	2022	* *	(*	A >	2022	67%	53%	40%
023	A)	A P	* * *	2023 2024	A >	*)		2023 2024	A >	*)	A P	2023 2024		1+	4)	2023 2024	63% 61%	51% 50%	39% 39%
025 026	A)	A)	A)	2025 2026	A)	A)	4)	2025	A)	A)	A)	2025 2026	1 *	1.	A)	2025 2026	59% 59%	51% 52%	39% 39%
	Value	Area: Thre	e		Value	Area: Thre	e	Sul	1.11 He (Abs Pi osidy at £0 per u Sustail 30% 70:30 (S Value	Affordable H ocial Rent to In Area: Thre	DPH) dph. %) s p.a. 00% ber unit (interme) 0 per unit guusing termediate)	ediate)	Value	Area: Thre	ee .		Value	Area: Three	
1.1 Subsidy :	1 Hectare Gross Absorpti Plannin at £0 per unit Sustainabilit 30% Affo	gs (50 Hous site @(50 DI profit: (20%) on: 70 units p g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	PH) dph. a. iit (intermediate unit	e) Subsi	.11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affc 0: 30 (Social	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	PH) dph. a. bi init (intermediate runit	e) Subs	.11 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 70 units p ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	PH) dph. a. 6 nit (intermediate) r unit using	Subsit	.11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	site @(50 D profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	PH) dph. a. 6 nit (intermediat r unit using	te) Subsic	1.11 Hectare Gross Absorpti Plannin dy at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:	H) dph. t (intermediate unit sing
-213	SHEET 1 DOWN	GREENFIELD MIDDLE	LIP	1631	3 SHEET 1	INDUSTRIAL1 MIDDLE	UP	LESI	DOWN	INDUSTRIAL2 MIDDLE	UP	1531	3 SHEET 1	PDL MIDDLE	LIP	IESI	3 SHEET 1 REDU	CTION TO AFFORI	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	82% 91%	52% 55%	UP 43% 45%
012	vv	1.	* * * * * * * * * * * * * * * * * * * *	2012	ŢŢ.	A)		2012	• • •	A)	4)	2012	· ·	• •	A)	2011	119%	61%	45% 48% 49%
114	Ų.	**		2014	v.	*)		2014	**	1.		2014		v.	4)	2014	167%	71%	52%
115	- ;;	**	4)	2015 2016	**	**	4)	2015 2016	**	**	A)	2015 2016	- ; ;	**	(*	2015 2016	390% 275%	91% 87%	58% 56%
117	- ::-	**	4)	2017 2018	**	1.4	4)	2017 2018	**	1 *	A)	2017 2018	**	**	4.7	2017 2018	194% 145%	80% 73%	53% 50%
019	- ; ;	17	A)	2019	**	A)	A)	2019	•••	4)	4)	2019 2020	- ; ;	**	A)	2019	115% 94%	67% 63%	48% 45%
021	**	A)	A)	2021	(v	A)		2021	**	.)	A)	2021	**	**	A)	2021	81% 72%	58% 55%	43% 42%
123	1+	* * *	* >	2023	* >	* >	**	2023	*)	*)	A >	2023		17	A >	2023	65%	52%	40%
25	4)	A } A A	**	2024 2025	A }	A)		2024	*)	* *	44	2024 2025	1 *	(¥	A) A A	2024 2025	63% 60%	51% 50%	40% 39%
126		*)	*)	2026		41	~ * *	2026 Sul	50 d 1.11 He (Abs Plosidy at E0 per u Sustain 30%	Lue Area: T twellings (50 Ho ctare site @(50 Gross profit: (20 corption: 70 unit anning gain at 1 unit (rent) & E0 nability at E1800 & Affordable Ho ocial Rent to In	uses) DPH) dph. %) s p.a. 00% per unit (interme) per unit	2026 ediate)				2026	60%	52%	39%

Subsidy at S	O dwelling Hectare si Gross p Absorption Planning £0 per unit (mustainability 0% Affor	Area: Three is (50 House ite @(50 Di orofit (20%) in: 50 units p in gain at 50% ent) & £0 per us at £1800 per dable Hou	es) PH) dph. a. it (intermediate unit intermediate inte	e) Subsi	dwelling .11 Hectare: Gross Absorption Plannir dy at £0 per unit i Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	dwelling 1.11 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili 30% Affe	Area: Thre gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u tty at £1800 per ordable Hou	S) PH) dph. a. nit (intermediate r unit using) Subsid	dwelling .11 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili: 30% Affo	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediater unit using	e) Subsid	dwelling 1.11 Hectare s Gross Absorptic Plannin dy at £0 per unit (r Sustainabilit 30% Affo	y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate unit sing
70:30 EST 4 SH		ent to Inter	mediate)): 30 (Social I 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 4 SHEET 1	Rent to Inter	mediate)
_		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		-		PDL			REDUC	CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	74%	MIDDLE 49%	42%
011	* *	A }	A }	2011	~ ~	A)	4)	2011	• •	A)	A):	2011	* *	4.4	A):	2011	84%	53% 57%	43% 46%
013	**	4)	4)	2012		4)	4)	2012	~ ~	4)	4)	2012		**	4)	2012	100%	59%	46%
014	* *	**	A }	2014	**	A) V V	A)	2014	**	1 *	A):	2014 2015	* *	~ ~	A)	2014	143%	68%	50% 54%
016	**	**	4)	2016		1+	4)	2016		**	A)	2016			A)	2016	178%	77%	52%
017	* *		* >	2017	**	A)	* >	2017	**	4 🕶	* >	2017	**	~ ~	A }	2017	139%	71%	50% 47%
019	**	4)	* >	2018		A)	A)	2018	**	A)	A F	2018	**	**	A)	2018	93%	61%	47% 45%
020	**	* >	* >	2020	**	A }	* >	2020	· ·	* >	* >	2020	**	4+		2020	80%	57% 54%	43%
021	1.	*)	* >	2021	A >	A)	* >	2021	A)	4)	4)	2021	**	1+	A)	2021	64%	54%	41% 40%
023	A >	**	**	2023	A)	**	**	2023	A >	**	**	2023	(*	()	**	2023	60%	49%	39%
024	A)	**	**	2024 2025	A)	**	**	2024		**	**	2024 2025	4.4	•	**	2024	58% 56%	49% 48%	38% 38%
026	4)		**	2026		**	**	2026	* }	lue Area: Ti	**	2026	1+	↔	**	2026	56%	49%	38%
5: 1.11	0 dwelling Hectare si	Area: Three ps (50 House ite @(50 Di profit: (20%)	e es) PH) dph.	1	dwelling .11 Hectare:	Area: Three s (50 House site @(50 DF	s)		bsidy at E0 per u Sustai 309 70:30 (S Value dwelling 1.11 Hectare	sorption: 50 unit lanning gain at 5 unit (rent) & £0 pnability at £1800 & Affordable Hoscial Rent to Int Area: Thre gs (50 House site @(50 D) s profit: (20%)	0% er unit (interm per unit susing ermediate) 6		dwelling .11 Hectare		es) PH) dph.		dwelling 1.11 Hectare :	Area: Three s (50 House site @(50 DF	s)
Si 30	Absorption Planning £0 per unit (re ustainability 0% Affor	profit: (20%) n: 50 units p gain at 200% ent) & £0 per un at £1800 per dable Hou ent to Inter	hit (intermediate unit unit using		Absorption Planning dy at £0 per unit i Sustainabilit	y at £1800 per rdable Hou	it (intermediat unit sing		Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	s profit: (20%) ion: 50 units p. ng gain at 200% (rent) & £0 per u ity at £1800 per ordable Hou Rent to Intel	nit (intermediate unit unit us ing		Absorpti Plannin dy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	.a. % init (intermediat ir unit using		Absorption Planning By at £0 per unit (r Sustainabilit	y at £1800 per rdable Hou	it (intermediate unit sing
EST 5 SH	IEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1			TEST	5 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
010	**	4.7	A)	2010	**	A)	A)	2010	**	A)	A)	2010	**	**	A)	2010	104%	58% 62%	46% 48%
012	**	**	A)	2012	••	A)	A)	2012	**	4.*	A >	2012	**	~ ~	(🔻	2012	177%	70%	52%
013	**	**	A >	2013		(v	4)	2013	**	**	4.)	2013 2014	**	**	1.4	2013	190% 349%	73% 86%	53% 57%
115	* *	**	(*	2015	**	**	A)	2015	**	••	A)	2015 2016	* *	**	**	2015	-13231%	115%	64% 61%
017	**		* >	2016		**	* >	2016		**	* >	2016		**	1.	2016	873% 357%	95%	61% 57%
018	**	- ; ;	A)	2018	**	1 *	A)	2018	* *	**	A)	2018 2019	**	~ ~	(v	2018	217%	85% 76%	54% 51%
020	**	**	* >	2020	~ ~			2020	**	4.4	A >	2020	**	~ ~	A >	2020	117%	70%	48%
021	**	4.7	A >	2021	**	A)	4)	2021	~ ~	A)	A)	2021 2022	**	**	A)	2021	95% 82%	64% 60%	45% 43%
023	**	* >	*)	2023	A):	A)	*)	2023	(v	A.)	A.):	2023 2024	* *	**	A.)	2023	74%	57% 56%	42% 41%
125	1.	* >	*)	2025	*)	A) A)	*)	2025	**	A)	A P	2024 2025 2026	**	1.	A)	2024	68%	55% 55%	41%
								Sul	50 c 1.11 He Ab: Pl bsidy at E0 per u Sustai 30%	lue Area: Ti dwellings (50 Hor ctare site @(50 Gross profit: (20 sorption: 50 unit anning gain at 2i unit (rent) & £0 p nability at £1800 6 Affordable Ho social Rent to Int	uses) DPH) dph. %) s p.a. DO% er unit (intermore) per unit	ediate)				_			
1.11	O dwelling Hectare si Gross p Absorption Planning 8500 per unit (n	Area: Three Is (50 House Ite @(50 Di Ite @(50 Di Ite (20%) In: 50 units p. Ite gain at 100% Item (100%) Item (100%	es) PH) dph. a. cuit (intermediate		dwelling .11 Hectare : Gross Absorption Planning at £48500 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per	S) PH) dph. a. unit (intermedia	1 (to) Subsidy	Value dwelling 1.11 Hectare Gross Absorpt Plannir y at £48500 per unit	Area: Thre gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £26000 po	e s) PH) dph. a. s	1	dwelling .11 Hectare Gross Absorpti Plannin at £48500 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 po	es) PH) dph. .a. % er unit (intermedia		dwelling 1.11 Hectare : Gross Absorptio Planning by at £48500 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per	PH) dph.
30	0% Affor	at £1800 per dable Hou	ısing		30% Affo	y at £1800 per rdable Hou	sing		30% Aff	ty at £1800 per ordable Hou	ısing	70	30% Affo	ty at £1800 pe ordable Hou	using		30% Affo '0:30 (Social F	y at £1800 per rdable Hou	sing
70:30 EST 6 SH	IEET 1	ent to Inter	mediate)): 30 (Social I 6 SHEET 1		mediate)		6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1		inediate)		6 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	\exists	DOWN	INDUSTRIAL2 MIDDLE	UP	+	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
010	1 *	**	**	2010 2011	41	**	**	2010	()	**	**	2010 2011	**	**	**	2010	41% 46%	32% 34%	29% 30%
012	**	* }	* >	2012	1+		2)	2012		A)	* >	2012		1+	A >	2012	56%	37%	32%
013	-:-	* >	A >	2013 2014	**	A)	4)	2013 2014	**	A)	A >	2013 2014			A >	2013 2014	58% 85%	38% 44%	33% 35%
115	**	(*	A)	2015 2016	**	A)	A)	2015	• •	A)	A)	2015 2016	**	**	A)	2015	167%	55% 53%	39% 39%
117	**	A >	* >	2017	• •	A)	* >	2017	~ ~	A)	A Þ	2017	**		A >	2017	94%	50%	37%
118	**	* >	A)	2018	**	A)	4)	2018	4.4	A)	A):	2018 2019	**	1 +	A)	2018	75% 63%	46% 44%	36% 35%
020	4.*	* >	* >	2020	A >	.)	* >	2020	* >	A)	A >	2020	• •	1.	A >	2020	55%	41%	34%
121	4.)	* *	* *	2021	A)	* *	* *	2021	A)	.,	* *	2021 2022	• • •	* >	* *	2021	49% 45%	40% 38%	33% 32%
123	4.)	**	**	2023 2024	4.1	**	**	2023	A >	**	**	2023 2024	4)	**	**	2023	43% 42%	37% 37%	31% 31%
25	4)	**	**	2025	*)	**		2025	A >	**	**	2025	4)	**	**	2025	41%	36%	31%
026	.,	**		2026	- 1			2026 Subsidy	50 c 1.11 He 4 Ab: Pl at £48500 per u Sustai 309	lue Area: Ti hwellings (50 Hoi ctare site @ (50 Io Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E26 nability at £1800 6 Affordable Ho	uses) DPH) dph. %) s p.a. DO% DOO per unit (in per unit	2026 termedia	ate)		**	2026	41%	37%	31%

	50 dwellir .11 Hectare Gross Absorpti Plannin at £25000 per unit	Area: Threengs (50 Housesite @(50 Desprofit: (20%) ion: 50 units p. ang gain at 1009 (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling .11 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermedia		dwelling 1.11 Hectare Gross Absorpt Plannir y at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	S) PH) dph. a. 6 r unit (intermediate		dwelling .11 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	es) PH) dph. .a. % er unit (intermedia		dwelling 1.11 Hectare : Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph.
7.0	30% Aff	ty at £1800 pe ordable Hou	using	7.	30% Affo	ty at £1800 per ordable Hou	sing		30% Aff	ty at £1800 pe ordable Hou	ısing		30% Affo	ty at £1800 pe ordable Ho	using		30% Affo	ty at £1800 per ordable Hou:	sing
	7 SHEET 1	Rent to Inte	mediate)		0:30 (Social 7 SHEET 1		mediate)		7 SHEET 1		mediate)): 30 (Social 7 SHEET 1		rmediate)		0:30 (Social I 7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	=	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	١	DOWN	MIDDLE	UP
2010 2011		A h	**	2010	**	A.)	4.)	2010	**	A)	A.A.	2010 2011	**	() (v	**	2010	58% 66%	40% 43%	35% 37%
2012 2013	**	A)	A)	2012	**	A)	A >	2012	**	A)	A)	2012	**	1.4	A)	2012	81% 85%	47% 48%	39% 39%
2014 2015	••	(*	A)	2014	**	A)	A)	2014	••	A)	A)	2014	••	••	A)	2014	125%	56%	42% 47%
2016			A >	2016	• •	A >	. >	2016	• • •	(*	A >	2016	**		. >	2016	176%	67%	45%
2017 2018	**	1.4	4)	2017	**	A)	4)	2017	**	A)	4)	2017	**	**	A)	2017	128% 99%	62% 57%	43% 42%
2019 2020	••	A P	4)	2019	••	A)	* >	2019	••		A)	2019 2020	••	••	A)	2019	82%	53% 50%	40% 38%
2021	1+	A)	* >	2021	* >	.)	4.)	2021	*>	4)	* >	2021	**	1,	* >	2021	61%	47%	37%
2022 2023	4)	**	**	2022	4)	**	**	2022	A >	**	**	2022	4 *	**	**	2022	56% 52%	45% 43%	36% 35%
2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	(v	**	**	2024 2025	50% 49%	43% 42%	35% 34%
2026	4)	**	**	2026	*)	**	**	2026	* >	lue Area: T	**	2026	1 *	→	**	2026	48%	43%	34%
Subsidy 70	50 dwellir .11 Hectare Gross Absorpti Plannir at £36000 par unit Sustainabili 30% Affo 0:30 (Social	Area: Threngs (50 Hous site @(50 D on profit: (20%) on: 50 units p. ggain at 1009 (rent) & £24000 pe ty at £1800 pe profable Hou Rent to Inter	ses) PH) dph. a. 6 r unit (intermediate r unit	e) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per prdable Hou	S) PH) dph. a. unit (intermedia unit	1 (Subsidy	70:30 (S Value dwelling 1.11 Hectare Gross Absorpt Plannir v at £36000 per unit Sustainabili	hability at £1800 pe pordable Hocial Rent to In Area: Three gs (50 House site @(50 D is profit: (20%) ion: 50 units p in g gain at 1009 (rent) & £24000 pe pordable House House House House House Produce House Ho	per unit pusing ermediate) e (S.) PH) dph. a. 6 r unit (intermediate r unit	1 Subsidy	Value dwelling .11 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	es) PH) dph. .a. .a. .a. .r unit (intermedia er unit	ite) Subsid	dwelling 1.11 Hectare Gross Absorptic Planning y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou:	;) H) dph. unit (intermediate unit sing
TEST	8 SHEET 1	GREENFIELD			8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2			8 SHEET 1	PDL			8 SHEET 1	CTION TO AFFORI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 50%	MIDDLE 36%	UP 32%
2011		**	**	2011	(*	**	**	2011	**	**	**	2011	**	()		2011	56%	39%	34%
2012 2013		A F	A >	2012	**	A)	A >	2012	**	A)	A P	2012	**	1 *	A)	2012	69% 72%	42% 43%	36% 36%
2014 2015	••	A >	A)	2014	••	A)	4)	2014	• •		4)	2014	••	• •	A)	2014	106%	51% 62%	39% 43%
2016	**	**	* >	2016	**	A.):		2016	**	17	.,	2016	**	Ü	. >	2016	153%	60%	42%
2017 2018		4 ¥	A)	2017	••	A)	A >	2017 2018	••	A)	A)	2017	**		A >	2017	112% 88%	56% 52%	40% 39%
2019 2020	~ ~	A):	A)	2019	* *	A)	A)	2019	4.4	A)	A):	2019	* *	1 *	A)	2019	73% 63%	49% 46%	37% 36%
2021 2022	4.4	A)		2021 2022	* >	.)		2021	*>	.,	* >	2021 2022	· ·	4.4		2021	56% 51%	43% 42%	35% 34%
2023	*)	**	**	2023	A >	**	**	2023	A >	**	**	2023	4.*	**	**	2023	48%	40%	33%
2024 2025	4)	**	**	2024 2025	A }	**	**	2024 2025	A >	**	**	2024 2025	(v	**	**	2024 2025	46% 45%	40% 40%	33% 33%
2026	A)	**	**	2026	A P	**		2026	* >	lue Area: T	**	2026	*>	**	**	2026	45%	40%	33%
	0 dv 0 sit Gri Ab Plann Si Sust 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 alnability at 0 rdable Hous	sing		1.11 He Ab Ab Pi at £36000 per u Sustai 309; 70:30 (\$ Val dv 0 sit Gr At Plann \$ Sustai Sustai O% Affo	inveilings (50 Hoctare site @(50 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & E24 anability at E1800 & Affordable Hocial Rent to In use Area: 0 veilings (0) e @(0) dph. ossprofit: 0 oscrption: 0 ing gain at 0% unit and be deadle Hou 0	DPH) dph. %) s p.a. D0% D00 per unit (ini) per unit busing ermediate)		Vali dw 0 sit Gro Ab Planni Si Sust 0% Affo	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0			dw O site Gro Ab Planni Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 sinability at 0 rdable Hous 0	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST		CTION TO AFFORI	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN 076 076 076 076 076 076 076 076 076 076	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP
ō	-	<u> </u>	-	o o	-	-	-	ŏ	ı	/alue Area: 0 dwellings (0 of site @(0) dp Gross profit: (Absorption: 0 dlanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0	ō	-	-	-	ŏ	0%	0%	0%

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab: Planni Su Susta	Je Area: 0 vellings (0) a @(0) dph. ss profit: 0 ong gain at 0% sisidy at 0 ong gain at 0% sisidy at 0 ong gain at 0% ong gain at 0%	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	le Aroa: 0 allings (0) (e @(0) dph. ss profit: 0 oroption: 0 org gain at 0% soldy at 0 inability at 0 dable Hous 0 INDUSTRIA!	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gre Gre Gre Ab Planni S. Susta O'M Affort 10 SHEET 1 DOWN	Je Area: 0 rellings (0) rellings (0)	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) dph. self (0) dph. se	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	le Area: 0 allings (0) @(0) dph. @(0) dph. ss profit: 0 orption: 0 g gain at 0% soldy at 0 g gain at 0% soldy at 0 nability at 0 dable Hous 0 ITION TO AFFORI MIDDLE MID	_
Subsi	50 dwellin .11 Hectare: Gross Absorptic Planning dy at £0 per unit (Sustainabili 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per prdable Hou	ses) PH) dph. a. i. iiiiiiiiiiiiiiiiiiiiiiiiiiii	te) Subsit	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £600 per rdable Hou	S) PH) dph. I. It (intermediate unit sing) Subsi	Value dwelling 1.11 Hectare : Gross Absorpti Plannin idy at £0 per unit i Sustainabili 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	ee (SS) PH) dph. a. 6 init (intermediate) unit		dwelling 1.11 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. a. 6 nit (intermediate	e) Subsid	dwelling: 1.11 Hectare s Gross Absorptic Planning y at £0 per unit (n Sustainabilit 30% Affo	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per uni y at £600 per u rdable Hou:	S) PH) dph. i. it (intermediate) unit sing
	DOWN TO THE TOTAL	GREENFIELD MIDDLE A A A C C C C C C A A A A	UP		DOWN	Rent to Inter INDUSTRIAL1 IMDDLE A A A A A A A A A A A A A A A A A A A	### ##################################		DOWN	Rent to Inte INDUSTRIAL2 MIDOLE A A A A A A A A A A A A A A A A A A A	UP		D:30 (Social I				0:30 (Social F 11 SHEET 1	Ent to Interior TO AFFORM MIDGE 51% 51% 50% 51% 50% 51%	mediate)
	50 dwellin .11 Hectare : Gross Absorption	profit: (20%) on: 50 units p. g gain at 1009	ses) PH) dph. .a.		dwellings .11 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. ı.	1	1.11 Hec Absorbidy at E0 per un Sustaini 30% 70:30 (Se Value dwelling 1.11 Hectare Gross Absorpti Plannin	Affordable He cotal Rent to Int Area: Thre is (50 House site @(50 D profit: (20%) on: 50 units p. g gain at 100%	DPH) dph. %) s p.a. 00% ser unit (interme per unit susing termediate) e 9: S) PH) dph. a. 6	1	dwelling I.11 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a. 6		dwelling: 1.11 Hectare s Gross Absorptio Planning	profit: (20%) n: 50 units p.a gain at 100%	s) PH) dph. ı.
70	dy at £0 per unit (Sustainabi 30% Affo 0:30 (Social F 12 SHEET 1	ility at £0 per i ordable Hou	^{unit} using	70	dy at £0 per unit (Sustainabli 30% Affo): 30 (Social F 12 SHEET 1	lity at £0 per u rdable Hou	nit s ing	70	dy at £0 per unit is Sustainabi 30% Affo 0:30 (Social I 12 SHEET 1	ility at £0 per i ordable Hou	unit using	70	dy at £0 per unit is Sustainab 30% Affect 230 (Social I 12 SHEET 1	ility at £0 per i	unit u sing	7	30% Affo 0:30 (Social F 12 SHEET 1	ity at £0 per ui rdable Hou:	nit sing mediate)
2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *	(v)	A) A	2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	*** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *** *** *** *** *** *** *** ** *** *** *** *** *** *	4) 4) 4) 4) 4) 4) 4) 4) 4) 4)	A) A	2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** ** ** ** ** ** ** ** ** *	(v (4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4)	2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** *** *** *** *** *** *** *** *** **	*** *** *** *** *** *** *** *** *** **	4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4) 4	2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	106% 111% 154% 254% 200% 152% 120% 99% 84% 74% 66% 62% 59%	59% 60% 70% 83% 74% 68% 63% 59% 55% 52% 50% 49%	47% 47% 51% 55% 53% 50% 48% 46% 44% 426 40% 39% 39% 38%
2026	*)	**	**	2026	*)	**	••	2026	Val 50 dh 1.11 Hec G Abse Pla osidy at E0 per un Susta 30%	ue Area: Ti wellings (50 Ho ctare site @(50 iross profit: (20 orption: 50 unit unning gain at 1	hree uses) DPH) dph. %) s p.a. 00% der unit (interme	2026	(v	0		2026	57%	50%	38%

Subsid	50 dwellin .11 Hectare: Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 1005 rent) & £0 per u y at £1800 per rdable Ho	ses) PH) dph. .a. .s. init (intermedialer unit	te) Subs	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. init (intermediate unit esting	Subsi	dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. bi init (intermediate) r unit using	Subsid	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	es) PH) dph. .a. .a. .init (intermedial er unit using	e) Subsid	dwelling 1.11 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:	t (intermediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	DABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 72%	MIDDLE 45%	37%
2011 2012	**	A)	4)	2011	**	A)	A)	2011	**	A)	4)	2011 2012	**	1.4	A)	2011	82%	48% 53%	39% 41%
2013	• •	A }	* >	2013	• •	* >	A)	2013	• •			2013	• •	• •	A >	2013	107%	54%	41%
2014 2015	**	**	A)	2014	**	* *	A >	2014	**	* *	A)	2014 2015	**	**	A)	2014	155% 288%	63% 77%	45% 49%
2016	* *	**		2016	**	1+	*>	2016	**	**	A >	2016	* *	**	*>	2016	211%	73%	47%
2017 2018	• •	* * *	4)	2017	**	A)	A)	2017	• • •	4 *	4)	2017 2018	• • •	• • •	A)	2017	151% 115%	67%	44% 42%
2019 2020	• •	A)	4)	2019	••	A)	A)	2019	**	A)	A)	2019 2020	• •	**	A)	2019	92%	56% 52%	40% 38%
2021	1+	* >	* >	2021	A >	* >		2021	1.		A >	2021	**	17	* >	2021	67%	49%	36%
2022 2023	* >	**		2022	A }	* *	4.5	2022	*)	**	4.7	2022 2023	4.*	4*	**	2022	60% 55%	46% 44%	35% 34%
2024	A)	**	**	2024	A >	**	**	2024	* >	**	**	2024	4.*	**	**	2024	53%	43%	33%
2025 2026	A >	**	**	2025 2026	A)	**	**	2025 2026	*)	**	**	2025 2026	1+	1)	**	2025 2026	51% 51%	43% 44%	33% 33%
1	50 dwellin .11 Hectare :		ses) PH) dph.	1	dwelling .11 Hectare		s)		Abs Plantsidy at E0 per u Sustain 30% 50:50 (S Value dwelling .11 Hectare	hability at £1800 Affordable Hocial Rent to Info Area: Three gs (50 House site @(50 D	%) s p.a. po% ser unit (interme per unit pusing ermediate) ermediate)		dwelling .11 Hectare		es) PH) dph.	1	dwelling		;)
0:	Absorption Planning dy at £0 per unit (Sustainabilit	y at £1800 pe rdable Ho Rent to Inte	.a. % init (intermedia ir unit using	0:	Absorpti Plannin dy at £0 per unit Sustainabilit	ty at £1800 per ordable Hou	nit (intermediat unit sing	0:	Absorpti Plannir dy at £0 per unit Sustainabili	ty at £1800 pe	6 nit (intermediate) r unit ising	0:	Absorpti Plannin dy at £0 per unit Sustainabili	ty at £1800 pe	.a. % init (intermedial ir unit using	0:	Absorption Planning by at £0 per unit (r Sustainabilit 30% Affor 100 (Social I 14 SHEET 1	ry at £1800 per ordable Hous Rent to Inter	t (intermediate) unit s ing mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	• •	**	* *	2010	4)	**		2010	4.*	**	* *	2010	• •	**	**	2010	46%	27%	22%
2011 2012	**	**		2011	**	A A		2011	4 =	4.7	.,	2011 2012	**	1 *		2011	53% 65%	29% 32%	23% 24%
2013 2014	• •	*)	A)	2013	**	4)	A)	2013	• •	*)	A)	2013 2014	• •	1+	4)	2013	68%	33% 38%	24% 26%
2014	•••	(+	4)	2014	•••	4)	4)	2014		4)	4)	2014	**	**	A)	2014	180%	46%	28%
2016 2017	**	4)	4)	2016	**	A)	A)	2016		A)	A)	2016 2017	- : :	4.4	A)	2016	130%	44% 40%	27% 25%
2018	•••	* >	A >	2018	**	* >	* >	2018		A.)	* >	2018		4.4	A >	2018	69%	36%	23%
2019 2020	A)	**	.,	2019	A):	**	* *	2019	4+	**	**	2019 2020	**	**	**	2019	55% 46%	33% 30%	22% 21%
2021 2022	*)	**		2021 2022	A)	**	**	2021 2022	4)	**	**	2021 2022	4 +	**	**	2021 2022	39% 35%	28% 26%	20% 19%
2023	* >		**	2023	A)	**	**	2023	A >	**	**	2023	*)	**	**	2023	32%	25%	18%
2024 2025	* *	**	**	2024 2025	* *	**	**	2024 2025	4.5	**	**	2024 2025		**	**	2024 2025	31% 30%	25% 25%	18% 18%
2026	**	**	**	2026	**	**	**	2026	**	Lue Area: T	**	2026	**	**	**	2026	30%	26%	18%
	O dv O site Gro Ab: Planni Su Susta	te Area: 0 rellings (0) e @(0) dph. sss profit: 0 rog gain at 0% bsidy at 0 inability at 0 dable Hou			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hous: 0	sing	Sut	50 d 1.11 He Abs Assidy at E0 per u Sustail 30% 0-100 (S Val Gr Gr At Plann S S Sust	wellings (50 Ho ctare site @(50 Gross profit: (20 corption: 50 unit anning gain at 1	uses) DPH) dph. %) s p.a. D00% ber unit (interme i per unit bussing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @ (0) dph. ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta	Le Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 innability at 0 rdable Hous 0	ing
TEST	15 SHEET 1	GREENEIEI S		TEST	15 SHEET 1	INDUSTRIAL		TEST	15 SHEET 1	INDITETRIALO		TEST	15 SHEET 1	ppi		TEST	15 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	Ξ.	DOWN	MIDDLE	UP OP/
0	- - -		-	0	-	-	-	0	-	-	-	0	- - -	-	-	0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0	-		-	0	-	-	-	0	-			0	-	-		0	0%	0%	0%
0	-			0		-	-	0			-	0		-		0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
o	-		- 1	ő			-	ō				0	-		-	ō	0%	0%	0%
0				0				0				0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-			0	-		=	0	-			0				0	0%	0%	0%
	-	-	-	, v	-	-	-	<u>"</u>	F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho) 1. 0%	<u>'</u>	-	-	-	1 2	- U.A.		0.8

50 dwell 1.11 Hectar Gro Absorp Plann Subsidy at £0 per un Sustainab 30% Af 70:30 (Socia	e Area: Three ings (50 Houses e site @(50 DPH ss profit: (25%) others: 50 units p.a. ing gain at 100% it (rent) & £0 per unit lilly at £1800 per u fordable Housi I Rent to Interm	f) dph. (intermediate) init ing	Subsid	dwellings 11 Hectare s Gross p Absorption Planning by at £0 per unit (n Sustainability 30% Affor :30 (Social R	profit: (25%) n: 50 units p.a gain at 100% ent) & £0 per un at £1800 per rdable Hou	s) PH) dph. i. it (intermediat unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsid	dwelling 11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affo 1: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. if init (intermediate runit using	te) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabili 30% Affo 0:30 (Social	s profit: (25%) ion: 50 units p.a ig gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate unit
TEST 16 SHEET 1	GREENFIELD		TEST 1	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARLE
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	1.	*)	2010 2011	**	4)	4)	2010 2011	**	4)	4)	2010 2011	**	**	4)	2010	100%	56% 60%	45% 47%
2012	* *	* >	2012 2013	* * * *	4+	4)	2012	••	1+	A)	2012 2013	••	••	(+	2012	168%	68% 70%	51% 51%
2014	+ ::-	*)	2014	~ ~	**	4)	2014	**	**	4)	2014	**	**	1.	2014	353%	84%	56%
2015	**	4.7	2015 2016	* *	**	4)	2015	• •	**	A }	2015 2016	**	**	**	2015	15513%	111%	62% 59%
2017	**	* >	2017	**	÷÷	* >	2017		**	A >	2017		**	1.4	2017	334%	92%	56%
2018	**	*)	2018 2019	**	4 *	A)	2018	**	**	A)	2018 2019	**	**	4 *	2018	206% 145%	82% 74%	52% 49%
2020		.)	2020	* *	* >	A)	2020	**	4 *	A)	2020	**	* *	A)	2020	112%	68%	47%
2021	A)	* >	2021 2022	(*	A)	.,	2021 2022		A)	* >	2021 2022	**	**	*)	2021 2022	92% 79%	62% 58%	44% 42%
2023	A)	* >	2023 2024	A)	4)	4)	2023 2024	4+	A)	A)	2023 2024	••	••	A)	2023 2024	72%	55% 54%	41% 40%
2025	A)	*)	2025	* >	* >	4)	2025	* >	4)	4)	2025	**	**	4)	2025	66%	54%	40%
2026	4.1	* >	2026	->	*)	* >	2026	A)	ue Area: T	* >	2026	**	**	*)	2026	65%	55%	40%
50 dwell 1.11 Hectare Gro Absorp Plann Subsidy at £0 per un Sustainab 30% Af	e Area: Three ings (50 Houses a site @(50 DPH ss profit: (17%) ss profit: (17%) ss profit: (17%) ing gain at 100% fordable Housi Rent to Interm GREENFIELD MIDDLE	(intermediate) init	Subsid	dwellings 11 Hectare s Gross p Absorption	profit: (17%) n: 50 units p.a gain at 100% ent) & £0 per un at £1800 per rdable Hou	s) PH) dph. i. it (intermediat unit sing	1 Subsi	Sustain 30% 70: 20 (5 Value Welling 1.11 Hectare Absorpt Planning 30% Affe 230 (Social 117 SHEET 1 DOWN	hability at £1800 Affordable Hocal Rent to In Area: Thre Is (50 House Site @(50 D In profit: (17%) On: 50 units p Ig gain at 1009 (rent) & £0 per u It at £1800 pe Ordable Hou	Justing PH) dph. a. a. a. b. c. c. c. c. d. d. d. d. d. d	1. Subsid	dwelling 11 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. if init (intermediate runit using	te) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabili 30% Affe 0:30 (Social 17 SHEET 1	s profit: (17%) ion: 50 units p.a ig gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. b. c. dit (intermediate or unit issing mediate)
0.0	ilue Area: 0 dwellings (0) ite @(0) dph.			dwe 0 site	e Area: 0 Illings (0) @(0) dph.		Sut	1.11 He (Abs Pli ssidy at £0 per u Sustaii 30% 70:30 (S Val dv	ctare site @(50 Gross profit: (17 corption: 50 unit anning gain at 1	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)	dw	ue Area: 0 ellings (0) e @(0) dph.			dv	ue Area: 0 vellings (0) e @(0) dph.	
G	iross profit: 0 Absorption: 0			Gros Abso	s profit: 0 orption: 0			Gri Al:	oss profit: 0 sorption: 0			Gro Ab	ss profit: 0 sorption: 0			Gro Ab	oss profit: 0 osorption: 0	
	ning gain at 0% Subsidy at 0				g gain at 0% sidy at 0				ing gain at 0% ubsidy at 0				ng gain at 0% ibsidy at 0				ing gain at 0% ubsidy at 0	
O% Aff	stainability at 0 ordable Housir	na		Sustain	nability at 0	ina		Sust	ainability at 0	sina			inability at 0	sina		Susta O% Affo	ainability at 0 rdable Hous	sina
	0	···9			0	g			0	5g			0	5g			0	g
TEST 18 SHEET 1	GREENFIELD		IEST 1	18 SHEET 1	INDUSTRIAL1		IEST	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST	18 SHEET 1 REDU	ICTION TO AFFOR	DABLE
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	-	DOWN 0%	MIDDLE 0%	UP 0%
0			0				0				0				0	0%	0%	0%
0 _	-	-	0 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0 -			0				0				0				0	0%	0%	0%
0 -	-		0	-	-		0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
0			0	-		-	0				o o	-			0	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0			0	-			o	-			ő				ō	0%	0%	0%
0 -			0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0 -		-	0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
0 _	-	-	0 0	-	-	-	0	_	-	-	0		-	-	0	0%	0%	0%
0 -	-		0	-		-	0	-		-	0			-	0	0%	0%	0%
							-	,	/alue Area: 0 dwellings (0	0								
									0 site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a	n.) 0%								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0 - HIDDLE OP	0 - MIDDLE OF	0 DOWN MIDDLE UP	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0% 0% 0%
0	0	0	ŏ I I I	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing
0	0	0	0	0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 DOWN MIDDLE UP	0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0 -	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
o	0	ŏ	ŏ 	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
· - - -	<u> </u>	Value Area: 0 0 dwellings (0) 0 site @ (0) dph.	<u> </u>	0.0000000000000000000000000000000000000

Figure 36 - Sensitivity Testing

	Value : 50 dwellin	Area: Three gs (50 Hous site @(50 DR profit: (20%)	e es)		50 dwelling 11 Hectare s	Area: Three	es)	1	50 dwellir .11 Hectare	Area: Three ngs (50 Hous site @(50 D	ses)	1	50 dwellin	Area: Thre gs (50 Hous site @(50 Di profit: (20%)	es)	1	50 dwellin	Area: Three gs (50 Hous site @(50 Dl profit: (20%)	es)
70:30	Absorption Planning t £0 per unit (Sustainability 20% Affo 0 (Social F	in: 50 units p.i gain at 100% rent) & £0 per ur y at £1800 per rdable Hou tent to Inter	nit (intermediate unit unit	70	Absorption Planning by at £0 per unit (r Sustainability 20% Affor 1:30 (Social R	n: 50 units p.a gain at 100% ent) & £0 per ur g at £1800 per rdable Hou	nit (intermediate unit sing	70	Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo D: 30 (Social	ion: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	6 nit (intermediate r unit using	70	Absorpti Plannin idy at £0 per unit Sustainabilit 20% Affo 0:30 (Social I	on: 50 units p. g gain at 100% (rent) & £0 per u ly at £1800 per ordable Hou	nit (intermediate unit unit	70	Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo D: 30 (Social	on: 50 units p.: g gain at 100% rent) & £0 per ur ry at £1800 per prdable Hou	it (intermediate) unit sing
TEST 1 SH	HEET 1	GREENFIELD		TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 55%	MIDDLE 35%	UP 29%
2011	• •	**	**	2011	4 🕶	**	**	2011	* *	**	**	2011	••	()	**	2011	62%	37%	30%
2012		*)	4)	2012		* >	4)	2012		A >	4)	2012	**	(*	A)	2012	77% 80%	41% 42%	32% 32%
2014		A >	A >	2014		* >	A >	2014	••	A >		2014	**	**	A >	2014	117%	49%	35%
2015		1.4	A >	2015		A P	A)	2015		4 *		2015 2016		* *	A)	2015 2016	219% 161%	59% 57%	38% 37%
2017	~ ~	4.4	A >	2017	**	* >	. >	2017	~ ~	A F		2017	••	* *	A)	2017	115%	52%	35%
2018	• •	* >	A >	2018 2019	4.4	A P	4)	2018	**	A }	A)	2018 2019	**		A)	2018 2019	88% 71%	47% 44%	33% 31%
2020	~ ~	*)	A >	2020	* >	* >	* >	2020	4 *	A)	* >	2020	~ ~		* >	2020	60%	41%	30%
2021	4 *	**	**	2021 2022	A)	**	**	2021	A }	**	**	2021		**	**	2021 2022	52% 46%	38% 36%	28% 27%
2023	* >	**	**	2023	* >	**	**	2023	A >	**		2023	4 🕶	**	**	2023	43%	34%	27%
2024	* >	**	**	2024 2025	4)	**	**	2024	A)	**	**	2024	4 =	**	**	2024	41% 40%	34% 34%	26% 26%
2026	*)		**	2026	*)	**		2026	* >	lue Area: T	**	2026	1.	**		2026	39%	34%	26%
1.11 Subsidy at	Hectare s Gross Absorptio Planning t £0 per unit () Sustainabilit	gs (50 Hous site @(50 Di profit: (20%) on: 30 units p.o gain at 100% rent) & £0 per ur y at £1800 per	es) PH) dph. a. bit (intermediate unit)) Subsic	50 dwelling 11 Hectare s Gross i Absorptio Planning dy at £0 per unit (r Sustainability 20% Affoi	gs (50 Hous lite @(50 DH profit: (20%) n: 30 units p.a gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit sing) Subsi	70:30 (S Value 50 dwellir .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	nability at £180i 6 Affordable Hi focial Rent to Ini FAREA: I FRE fings (50 Hous site @(50 L) s profit: (20%) lon: 30 units p fing gain at 1009 (rent) & £0 per u ty at £1800 pe fordable Hou	o per unit ousing ermediate) e es es) PH) dph. a. 6 nit (intermediate r unit	1	50 dwellin I.11 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilii	gs (50 Hous site @(50 Di profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	es) PH) dph. a. bit (intermediate) Subsid	50 dwellin .11 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili: 20% Affo	gs (50 Hous site @(50 Di profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. it (intermediate) unit sing
70:30	O (Social F				:30 (Social R	ent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)		0:30 (Social I	Rent to Inter	mediate)		0:30 (Social	Rent to Inter	mediate)
TEST 2 SH	Sistanishility at 1900 per unit (pert) & Oper unit																		
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 57%	MIDDLE 35%	UP 29%
2010		.,	**	2010	1.	A)	.,	2010		A.)		2010		(*	* * *	2010	66%	35%	31%
2012	~ ~	*)	A }	2012	**	A >	4)	2012	**	A }	A)	2012	••	(*	A)	2012	79%	41% 44%	32% 33%
2013		(+	4)	2013		* >	4)	2013		A)	4)	2013		**	4)	2013	141%	52%	36%
2015 2016	~ ~	4 *	A }	2015 2016	**	A >	4)	2015 2016	••	(v	A)	2015 2016	**	* *	A)	2015 2016	189%	58% 55%	37% 36%
2016		1.	4)	2016		4)	4)	2016	**	4)	4)	2016		**	4)	2016	104%	50%	34%
2018		.,	A }	2018 2019	1.	A P	4)	2018 2019	• •	A }	4)	2018	**	(*	4)	2018 2019	81%	46% 42%	32% 30%
2020	(-	*)	4)	2020	* * * * * * * * * * * * * * * * * * * *	4)	4)	2020	A)	4)	4)	2020		1.4	4)	2020	56%	42%	29%
2021	4)	**	**	2021 2022	4)	**	**	2021	* >	**	**	2021	4.4	**	**	2021 2022	50% 45%	37% 35%	28% 27%
2022	4)	**	**	2022	4)	**		2022	* >	**	**	2022	1.	**	**	2022	42%	35%	26%
2024	A)	**	**	2024 2025	A)	**	**	2024	A P	**	**	2024	(+	**	**	2024 2025	40% 40%	34% 34%	26% 26%
2026	4)		**	2026		**		2026	A >	**		2026	- (-	**	**	2026	39%	35%	26%
	Value	Area: Thre	e		Value a	Area: Three	e .	Sub	50 d 1.11 He (Abs Planting sidy at £0 per u Sustain 20% 70:30 (S Value	Affordable He ocial Rent to Int Area: Thre	uses) DPH) dph. %) s p.a. 00% ber unit (interm busing ermediate) 6	ediate)	Value	Area: Thre	e		Value	Area: Thre	9
1.11 Subsidy at	Gross Absorption Planning t £0 per unit (Sustainability 20% Affo	gs (50 Hous site @(50 Df profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hous	PH) dph. a. bit (intermediate unit) Subsic	.11 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainability	profit: (20%) n: 70 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	Subsi	.11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	s profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermediate r unit using	s) Subsi	I.11 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit 20% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	PH) dph. a. bit (intermediate unit) Subsid	.11 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	PH) dph. it (intermediate) unit sing
TEST 3 SI	HEET 1	ent to Inter	condito)		3 SHEET 1				30 (Social 3 SHEET 1		oudto)		0:30 (Social I 3 SHEET 1		cuidtej		3 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010		**	**	2010 2011	4+	**	**	2010 2011	1.	**	**	2010 2011	**	**	**	2010 2011	55% 61%	35% 37%	29% 30%
2012	••	*)	* * *	2012	**	4.4	*)	2012	**			2012	**	(+	* * * * * * * * * * * * * * * * * * * *	2012	78%	41% 42%	32% 32%
2014	**	.)	*>	2014		A P	*)	2014		A)	*>	2014			*>	2014	109%	42%	34%
2015 2016		- ; ;	A >	2015 2016	**	A >	4)	2015 2016	**	17	4)	2015 2016	**	**	A)	2015 2016	259% 182%	61% 59%	39% 37%
2017		(v	4.)	2017	**	A P	4)	2017		4.)		2017	••	**	4)	2017	127%	54% 49%	35% 34%
2019		* >	*)	2019		* >	*)	2019	v.	A.)	*)	2019		(*	*)	2019	76%	45%	32%
2020 2021	(•	* >	A >	2020 2021	4)	A }	4)	2020 2021	4 ¥	A >	A >	2020 2021	**	(*	4)	2020 2021	63% 54%	42% 39%	30% 29%
2022	A }	**	**	2022 2023	4)	**	**	2022	A)	**	**	2022	**	**	**	2022 2023	48% 43%	37% 35%	28% 27%
2024	**	* *	**	2024	4)	**	**	2024	4)	**	**	2024	1.	**	**	2024	42%	34%	26%
2025 2026	**	**	**	2025 2026	4)	**	**	2025 2026	A)	**	**	2025 2026	(+	**	**	2025 2026	40% 40%	34% 34%	26% 26%
								Sub	50 d 1.11 He C Abs Pla sidy at E0 per u Sustain 20%	Ilue Area: Ti twellings (50 Ho ctare site @(50 Gross profit: (20 corption: 70 unit anning gain at 1 unit (rent) & E0 p nability at £1800 & Affordable He locial Rent to Int	uses) DPH) dph. %) s p.a. 00% der unit (interm d per unit	ediate)							

	50 dwellin 11 Hectare : Gross Absorpti Plannir ly at £0 per unit i	Area: Three to gs (50 Hous site @(50 Di profit: (20%) on: 50 units p. ang gain at 50% (rent) & £0 per ur by at £1800 per	es) PH) dph. a. hit (intermediate		dwellings 11 Hectare s Gross Absorptio Planning dy at £0 per unit (r	orofit: (20%) n: 50 units p.a g gain at 50%	S) PH) dph. n. it (intermediate		dwelling .11 Hectare Gross Absorpt Planni dy at £0 per unit	Area: Three gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe	s) PH) dph. a. nit (intermediate		dwelling .11 Hectare Gross Absorpti Plannii	s profit: (20%) ion: 50 units p. ng gain at 50%	es) PH) dph. a.		dwelling 1.11 Hectare Gross Absorpti Planni y at £0 per unit (profit: (20%) ion: 50 units p. ng gain at 50%	s) PH) dph. a. ait (intermediate
	20% Affo :30 (Social I	ordable Hou Rent to Inter	ısing		20% Affor 30 (Social R	rdable Hou	sing		20% Affe 0:30 (Social	ordable Hou Rent to Inte	ısing): 30 (Social	ty at £1800 pe ordable Hou Rent to Inte	rmediate)		20% Affo 0:30 (Social	ordable Hou	ısing
EST 4	SHEET 1	GREENFIELD		TEST -	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDU	CTION TO AFFOR	RDABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 50%	MIDDLE 33%	UP 28%
011	**	**		2011	* >	**		2011	(*	**	**	2011	~ ~	**	**	2011	56%	35%	29%
13	**	A >	4)	2012 2013	**	* >	4)	2012 2013	••	*>	4)	2012	**	1.	*)	2012 2013	69%	38% 39%	31% 31%
14 15		4.4	A }	2014 2015	••	A }	A)	2014	**	A):	4)	2014	**	**	A)	2014	93% 144%	45% 53%	33% 36%
16	**	4.4	A >	2016	**	* >	A >	2016	▼ ▼	A >	. >	2016	~ ~	~ ~	. >	2016	117%	51%	35%
17 18		A >	A }	2017	**	A >	A)	2017	**	A >	4)	2017	**		A >	2017	91% 74%	48% 44%	33% 31%
19	••	A >	A >	2019	* >	A >		2019	(v	A >	A >	2019	**	(+	A >	2019	62%	41%	30%
20	4+	4.4	4.4	2020	A)	**	* *	2020	A }	**	**	2020	(*	4.5	**	2020	54% 47%	38% 36%	29% 27%
22	* >	**	**	2022	* >	**	**	2022	* >	**	**	2022	٠.٠	**	**	2022	43%	34%	26%
23 24	**	**	**	2023	*)	**	**	2023 2024	A):	**	**	2023	*)	**	**	2023	40% 39%	33% 32%	26% 25%
25	**	**	**	2025	**	**	**	2025	**	**	**	2025		**	**	2025	38%	32%	25%
6	**	**	**	2026	**	**	**	2026		lue Area: Ti wellings (50 Hor		2026	**	**	**	2026	37%	33%	25%
	Value	Aron Thro			Value	Area: Three		Sub	Abs P sidy at £0 per u Sustain 20% 70:30 (S	ctare site @(50 Gross profit: (20 sorption: 50 unit lanning gain at 5 unit (rent) & E0 p nability at £1800 6 Affordable Ho locial Rent to Int	%) s p.a. 10% ser unit (interm per unit pusing ermediate)	nediate)	Value	Area: Thre			Value	Area: Thre	
1.	50 dwellin 11 Hectare : Gross Absorption	Area: Three igs (50 Hous site @(50 Di profit: (20%) on: 50 units p.: g gain at 200%	es) PH) dph. a.	1	dwellings 11 Hectare s Gross p Absorptio	(50 Houses	s) PH) dph. a.	1	dwelling .11 Hectare Gross Absorpt	Area: Thre gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 2009	s) PH) dph. a.	1	dwelling .11 Hectare Gross Absorpti	as (50 House	s) PH) dph. a.	1	dwelling 1.11 Hectare Gross Absorpti	s (50 House	s) PH) dph. a.
70	Sustainabilit 20% Affo :30 (Social I	(rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	nit (intermediate runit ising	70	sy at £0 per unit (r Sustainability 20% Affor 1:30 (Social R	ent) & £0 per un at £1800 per rdable Hou	it (intermediate unit sing	70	dy at £0 per unit Sustainabili 20% Affo 0:30 (Social	(rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	nit (intermediate r unit ising	70	dy at £0 per unit Sustainabili 20% Affo 0:30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate r unit using	70	y at £0 per unit (Sustainabili 20% Affo 0:30 (Social	rent) & £0 per ur ty at £1800 per ordable Hou	it (intermediate unit ising
ST 5	SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDU	CTION TO AFFOR	DABLE
,	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 69%	MIDDLE 39%	UP 31%
2	**			2011	••	* *		2011	• •	A)	* *	2011	••	(v	* *	2011	82%	41% 47%	32% 35%
	**	*	*	2013	• • •	A >	4)	2013	**	A)	*>	2013	**	**	4)	2013	125%	48%	35%
;	**	* *	A }	2014 2015	**	* *	A)	2014 2015	**	(v	A)	2014 2015	**	**	4)	2014	-8851%	58% 76%	38% 43%
3	**	• •	A)	2016 2017	• •	V V	4)	2016	**		A)	2016	**	**	(+	2016	583%	71%	41% 38%
3	••	(*	A }	2018	••	* >	4.)	2018	**	A):	* >	2018	• •	**	. >	2018	142%	57%	36%
)		(v	* >	2019 2020		A }	*)	2019 2020	**	A }	A)	2019 2020	**	(+	A)	2019 2020	100% 77%	51% 47%	34% 32%
2		A)	A }	2021	A)	A }	A)	2021	4 +	A)	A)	2021	**	(*	4)	2021	64% 55%	43% 40%	30% 29%
3	*>	**	**	2023	* >	**	**	2023	A >	**	**	2023		**	**	2023	49%	38%	28%
4 5	A)	**	**	2024 2025	A)	**	**	2024 2025	A P	**	**	2024 2025	(+	**	**	2024 2025	47% 45%	37% 37%	28% 27%
6	A)	**	**	2026	.)	**	**	2026		lue Area: Ti		2026	(*	0	**	2026	45%	38%	27%
1.	50 dwellin 11 Hectare : Gross	Area: Three gs (50 Hous site @(50 Di profit: (20%)	es) PH) dph.	1	dwellings .11 Hectare s Gross p	profit: (20%)	s) PH) dph.		1.11 He Ab Pi sidy at E0 per t Sustai 20% 70:30 (S Value dwelling .11 Hectare Gross	Invellings (50 Houtare site @(50 Gross profit: (20 sorption: 50 unit anning gain at 2 annit (rent) & E0 for anability at £1800 6 Affordable Housels Area: Three gs (50 House site @(50 D g profit: (20%)	DPH) dph. %) s p.a. DOW ber unit (interm per unit busing ermediate) e S) PH) dph.		dwelling .11 Hectare Gross	profit: (20%)	PH) dph.	1	dwelling I.11 Hectare Gross	profit: (20%)	s) PH) dph.
70	Plannin at £48500 per unit Sustainabilit 20% Affo : 30 (Social I	on: 50 units p.: g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou Rent to Inter	r unit (intermediate r unit unit using	70	Planning at £48500 per unit (i Sustainability 20% Affor 1:30 (Social R	rdable Hou	unit (intermediat unit sing	70	Plannir at £48500 per unit Sustainabili 20% Affo 0:30 (Social	ion: 50 units p. ng gain at 1009 (rent) & £26000 pe ty at £1800 pe ordable Hou Rent to Inte	r unit (intermediat r unit unit unit		Plannin at £48500 per unit Sustainabili 20% Affo 0:30 (Social	ion: 50 units p. g gain at 1009 (rent) & £26000 pe ty at £1800 pe ordable Hou Rent to Inte	6 runit (intermedia: runit Isinq		Plannin y at £48500 per unit Sustainabili 20% Affo 0:30 (Social	on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou Rent to Inter	unit (intermedia unit unit unit
oT 6	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDU	CTION TO AFFOR	RDABLE
)	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 27%	MIDDLE 21%	UP 20%
1	(v	**	**	2011 2012	4)	**		2011 2012	4+	**	**	2011 2012	**	**	**	2011 2012	30% 37%	22% 25%	20% 22%
3	**	**	**	2013	A)	**	2.2	2013	(*	**		2013	**	4.4		2013	39% 57%	25%	22%
5		4)	4)	2015		* >	A)	2015	**	A P	->	2015			->	2015	110%	36%	26%
,	**	A)	* >	2016 2017	**	A P	A)	2016 2017	~ ~	A)	->	2016 2017	**		A)	2016 2017	62%	35% 33%	26% 25%
3	**	A)	A }	2018	A)	A }	A)	2018	4+	A)	A)	2018	**	4.7	A)	2018	50% 42%	31% 29%	24% 23%
D	A)	**	**	2020	* >	**		2020	A >	**	**	2020	**	**	**	2020	37%	28%	22%
1	* >	**	**	2021 2022	*)	**	**	2021	A P	**	**	2021 2022	(v	**	**	2021	33% 30%	26% 25%	22% 21%
3	44	**	**	2023 2024	4)	**		2023 2024	4 1	**	**	2023 2024	* *	**	**	2023 2024	29% 28%	25% 24%	21% 21%
5	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	27% 27%	24% 25%	21%
									Va 50 c 1.11 He (Abs at £48500 per u Sustain 20%	lue Area: Ti wellings (50 Hor ctare site @(50 Gross profit: (20 corption: 50 unit anning gain at 1: unit (rent) & E26 6 Affordable Hor ciocial Rent to Int	uses) DPH) dph. %) s p.a. 200% DOO per unit (in								

Subsidy	50 dwelling 1.11 Hectare s Gross Absorptic Plannia y at £25000 per unit (Sustainability 20% Affo 0: 30 (Social F	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediate unit) Subsidy	dwelling: .11 Hectare s Gross Absorptic Plannile s at £25000 per unit (Sustainabilit 20% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate unit sing	e) Subsidj	dwelling 1.11 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilii 20% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	PS) PH) dph. a. 6 r unit (intermediater unit unit unit unit unit unit unit unit	e) Subsidy	dwelling .11 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 20% Affo 0:30 (Social	Area: Thre gs (50 House site @(50 Di s profit: (20%) ion: 50 units p. ig gain at 1000 (rent) & £22000 pe (rent) & £1800 pe ordable Hou Rent to Intel	S) PH) dph. a. b. r unit (intermediate unit	e) Subsidy	dwelling .11 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit 20% Affo 0:30 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per prdable Hou	S) PH) dph. a. b. r unit (intermediate) r unit
TEST	7 SHEET 1	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL		TEST	7 SHEET 1	CTION TO AFFOR	DARI E
	DOWN	MIDDLE	UP	i	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	4.*	**	**	2010 2011	A)	**	**	2010	* *	**	**	2010	~ ~	**	**	2010 2011	39%	27%	23% 24%
2011	**		**	2011	4 ¥	**	4.1	2011	* *	4.1		2011		1 *	**	2011	44% 54%	29% 31%	24%
2013	• •	* >	* >	2013	4.*	A >	A >	2013	* *	* >	* >	2013	• •	٠,٠	* >	2013	56%	32%	26%
2014 2015		*)	A >	2014 2015	**	A)	A)	2014	**	A)	A)	2014		(*	A)	2014	82%	38% 46%	28% 31%
2016	**	- + +	A P	2016	**	A)	A >	2016	**	A >	A >	2016	¥.	**	A)	2016	116%	44%	30%
2017	**	* >	* >	2017	**	A P	A >	2017	**	* >	* >	2017	~ ~	~~	* >	2017	84%	41%	29%
2018 2019	• •	4)	A >	2018 2019	* * *	A)	A)	2018	(*	A P	A)	2018		(*	A)	2018	66% 55%	38% 35%	28% 26%
2020	4.4	. >	A >	2020	* >	A >	. >	2020	A F	A >	A >	2020	~ ~	A P	A >	2020	46%	33%	25%
2021 2022	A >	**	**	2021 2022	A)	**	**	2021	A }	**	**	2021	(+	**	**	2021	41% 37%	31% 30%	25% 24%
2022	A >		**	2022	A)	**		2022	A P		**	2022	A)		**	2022	35%	29%	23%
2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024	* }	**	**	2024	33%	28%	23%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	33% 32%	28% 29%	23% 23%
2020				2020				2020		ue Area: T		LULU				LULU	5270	2770	2370
	50 dwelling 1.11 Hectare s Gross Absorptio Planning of at £36000 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per	es) PH) dph. a. unit (intermediate		dwelling: .11 Hectare s Gross Absorptic Planning at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per v at £1800 per	e S) PH) dph. a. unit (intermediate	1	at £25000 per u Sustair 20% 70:30 (S Value dwelling 1.11 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabili'	hability at £1800 Affordable Hocalal Rent to Ini Area: Three Is (50 Housesite @(50 D profit: (20%) on: 50 units p grani at 1000 (rent) & £24000 pe by at £1800 pe	000 per unit (in o per unit (in o per unit ousing termediate) Per (in o per unit ous) Per (in o per unit ous) Ber (in	1	Value dwelling .11 Hectare Gross Absorpt Plannia at £36000 per unit Sustainabili	Area: Thre ys (50 House site @(50 Di profit: (20%) lon: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe	s) PH) dph. a. r unit (intermediate		dwelling .11 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per	S) PH) dph. a. brunit (intermediate) unit
	20% Affo 0:30 (Social F 8 SHEET 1	rdable Hou	sing	70 TEST	20% Affo 0:30 (Social F 8 SHEET 1	rdable Hou	sing		20% Affo 0:30 (Social 8 SHEET 1	rdable Hou	using		20% Aff	Rent to Inter	ising		20% Affo 0:30 (Social I B SHEET 1	rdable Hou	ising rmediate)
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	4.4	**	**	2010 2011	4)	**	**	2010	A P	**	**	2010		**	**	2010 2011	33% 38%	24% 26%	22% 22%
2012	• •	**	**	2012	A)	**	**	2012		**	**	2012	¥.	**	**	2012	46%	28%	24%
2013	* *	* >	* >	2013	* >	* >		2013	(♥	* >	* >	2013	• •	*)	* >	2013	48%	29%	24%
2014	**	4.4	A >	2014 2015		A)	A)	2014	**	A)	A)	2014		(*	4)	2014	134%	34% 42%	26% 29%
2016	• •	* >	A P	2016	• •	A >	A >	2016	* *	A >	* >	2016	• •	~ ~	* >	2016	100%	40%	28%
2017 2018	**	*)	A >	2017 2018	1 *	A)	A)	2017	• •	A }	A)	2017		(*	A)	2017 2018	74% 58%	37% 35%	27% 26%
2019	(*	*>	A P	2019	A)	A)	A >	2019	A)	A >	A >	2019	¥.	4.4	A)	2019	49%	32%	25%
2020	A }	**	**	2020 2021	A)	**	**	2020	A P	**	**	2020	(*	**	**	2020	42% 37%	31% 29%	24% 23%
2021 2022	4)		**	2021	4)	**		2021	A)		**	2021	1.	**	**	2021	34%	29%	23%
2023	A >	**	**	2023	* >	**	**	2023	* >	**	**	2023	* }	**	**	2023	32%	27%	22%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024 2025	31% 30%	27% 26%	22% 22%
2026				2026		**		2026	**	**		2026			**	2026	30%	27%	22%
	0 dw 0 site Gro Abs Plannir Su	vellings (0) velli			dw O site Gro Abs Plannir Su	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0		Subsidy	1.11 Hei C Abs Pia at E36000 per u Sustair 20% 70:30 (S Vali dw O sith Gre Ab	ability at £1800 Affordable Hocial Rent to Initue Area: O rellings (0) to @ (0) dph. oss profit: 0 osorption: 0 ng gain at 0% ubsidy at 0	DPH) dph. (%) (s p.a. 00% 000 per unit (in o per unit ousing	itermedia	Val dv 0 sit Gn At Plann S	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab Planni Su	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0	
	0% Affor	inability at 0 dable Hous 0	sing		0% Affor	inability at 0 dable Hous 0	sing		0% Affo	ainability at 0 rdable Hou 0	sing		0% Affo	ainability at 0 rdable Hou 0	sing		0% Affor	inability at 0 rdable Hou 0	sing
IEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST		CTION TO AFFOR	
0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
o				ō				ő				ō				ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0				0			-	0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
o				ő				ő				ō				ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ō	-		-	0			-	0		-	-	0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0		Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 lanning gain at Subsidy at 0) h.) 0%	0	-	_	-	0	0%	0%	0%

	O dv O site Gre Ab Planni Su Susta O% Affor	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta O% Affor	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 gg gain at 0% osidy at 0 nability at 0 dable Hous 0	sing		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing		dw O site Gro Ab: Planni Su Susta O% Affor	ue Area: 0 ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDGE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	P	0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 flanning gain at Subsidy at 0 Sustainability at) n. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN DOWN DOWN DOWN DOWN DOWN DOWN DOWN	PDL MIDGE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEET 1 SECOND DOWN OWN OWN OWN OWN OWN OWN OWN	CTION TO AFFOR MIDDLE OF M	OABLE UP OB
Subsid	50 dwellin 11 Hectare : Gross Absorpti Plannid dy at £0 per unit t Sustainabili 20% Affo : 30 (Social I	igs (50 Hous site @(50 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ity at £600 per ordable Hou	es) PH) dph. a. bit (intermediate unit esing) Subsid	dwelling: 11 Hectare s Gross; Absorptic Planning ly at £0 per unit (i Sustainabilit 20% Affoi :30 (Social F	s (50 House: lite @(50 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un y at £600 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	Subsit	Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo 0:30 (Social	Area: Thre gs (50 House site @(50 D profit: (20%) lon: 50 units p. g gain at 1009 (rent) & £0 per u lity at £600 per ordable Hou	e ss) PH) dph. a. 6 init (intermediate) unit using	Subsi	dwelling 1.11 Hectare Gross Absorpti Plannid idy at £0 per unit Sustainabili 20% Affo 0:30 (Social I	s (50 House site @(50 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	S) PH) dph. a. bit (intermediate unit) Subsid	dwelling .11 Hectare: Gross Absorpti Planning y at £0 per unit (r Sustainabili 20% Affo 0:30 (Social F	s (50 House site @(50 DI profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur ty at £600 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing
IESI	- - 0 0 0 0 0 0 0 0																		
2010 2011	V V	**	**		A)	**	**			^ ^	* *		V V	**	**		53%	34%	28%
2012	**	* >	* >	2012	**	* >		2012	~ ~	A >	* >	2012			* >	2012	73%	40%	31%
2013 2014	**	* >	A >	2014	**	* >	A >	2014	**		->	2014	* *		* >	2014	106%	47%	34%
2015 2016	**	4.4		2016	**	A >		2016	**	* >		2016	**	**	A >	2016	182% 140%	54%	36%
2017 2018	**				**				**				**	(*			104% 82%		
2019 2020	* *		4)		4.4		4)		~ ~	* >	4)		~ ~		* >		68% 57%		31%
2021				2021	*)			2021	* >			2021			**	2021	50%	37%	28%
2022 2023	* >	**	**	2023	* >	**	**	2023	A F			2023	4 🕶	**	**	2023	42%	34%	26%
2024 2025	A):	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	4 +	**	**	2024 2025	40% 39%	33% 33%	26% 26%
								Sub	50 d 1.11 Her C Abs Pis sidy at E0 per u Sustai 20%	lue Area: Ti wellings (50 Hor ctare site @(50 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & E0 p inability at £600 5 Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. 00% per unit (interme per unit	ediate)							
Subsid	50 dwellin 11 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainable 20% Affo	Area: Three gs (50 Hous site @(50 DF profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur lillity at £0 per ur dable Hou Rent to Inter	es) PH) dph. a. bit (intermediate init) Subsic	dwelling: 11 Hectare s Gross Absorptio Planning by at £0 per unit (in	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. a. iit (intermediate nit sing	Subsit	Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	Area: Three is (50 House site @(50 D) profit: (20%) ion: 50 units 100% (rent) & £0 per utility at £0 p	e (S.) PH) dph. a. 6 init (intermediate) unit using	Subsi	dwelling 1.11 Hectare Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	S) PH) dph. a. bit (intermediate) init) Subsid	dwelling .11 Hectare: Gross Absorptic Planning y at £0 per unit (r	profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur lity at £0 per u rdable Hou	s) PH) dph. a. it (intermediate) nit sing
	12 SHEET 1	GREENFIELD		TEST 1	12 SHEET 1	INDUSTRIAL1			12 SHEET 1	INDUSTRIAL2			12 SHEET 1	PDL			12 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2040	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
2010 2011		**	**	2010 2011	* >	**	**	2010 2011	(+	**	**	2010 2011	••	**	**	2010 2011	52% 58%	34% 36%	28% 29%
2012 2013	**	A)	A):	2012 2013	**	A F	4)	2012	**	A)	A)	2012 2013	* *	(*	A)	2012 2013	70% 73%	39% 40%	31% 31%
2014	* *	A)	A.)	2014	••	A >	A >	2014	* *	A >	A >	2014	••	• •	A >	2014	101%	46%	34%
2015 2016	~ ~	1+	* >	2015 2016	**	* >	4)	2015 2016	~ ~	*)	4)	2015 2016	**	**	*)	2015 2016	168% 132%	56% 53%	37% 35%
2017 2018	**	A)	A):	2017 2018	**	A F	4)	2017 2018	**	A)	A)	2017 2018	* *	(*	A)	2017 2018	100% 79%	49% 45%	34% 32%
2019	V V	* >	A >	2019	4.4	* >		2019		A >		2019	* *	4 +	* >	2019	66%	42%	30%
2020 2021	A >	**	**	2020 2021	* >	**	**	2020	A P	**	**	2020 2021	**	4.4	**	2020 2021	56% 49%	39% 37%	29% 28%
2022 2023	A >	**	**	2022 2023	A)	**	**	2022 2023	<u> </u>	**	**	2022 2023	1+	**	**	2022 2023	44% 41%	35% 33%	27% 26%
2024	* >	**	**	2024	* >	**	**	2024	A 3	**	**	2024	A }	**	**	2024	40%	33%	26%
2025 2026	44	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	* *	**	**	2025 2026	39% 38%	33% 34%	26% 26%
								Sub	50 d 1.11 Her G Abs Pla sidy at E0 per u Susta 20%	lue Area: Ti wellings (50 Hor ctare site @(50 Gross profit: (20 corption: 50 unit anning gain at in init (rent) & E0 p ainability at E0 p 5 Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. 00% per unit (interme per unit	ediate)							

Subsic	50 dwellin .11 Hectare: Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur by at £1800 per prdable Hou	es) PH) dph. a. bit (intermediate runit) Subsid	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. init (intermediate r unit unit using) Subsi	dwelling 1.11 Hectare: Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	es) PH) dph. .a. 6 init (intermediate or unit	e) Subsid	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing
	13 SHEET 1	tent to miter	mediate)		13 SHEET 1	ent to inter	mediate)		13 SHEET 1	Kent to mile	illeulate)		13 SHEET 1	tent to mite	illediate)	TEST	13 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE
2010	V V	**	**	2010	* >	**		2010	(▼	* *	**	2010	**	**	**	2010	48%	30%	25%
2011 2012		**	4.1	2011	A)	**	**	2011	**	**		2011	~ ~	1 *	**	2011	55% 68%	32% 35%	26% 27%
2013 2014	· ·	A)	A):	2013 2014	**	A)	4)	2013 2014	**	A)	A)	2013 2014	**	(*	A)	2013 2014	71%	36% 42%	28% 30%
2014	**	1.4	4)	2014	**	4)	4)	2014	**	4)	4)	2014		**	4)	2014	191%	51%	33%
2016 2017	••	(v	A }	2016 2017	••	A } A }	4)	2016 2017	**	A)	A)	2016	• •	• •	A)	2016	139% 99%	49% 45%	31% 30%
2018		*)	* >	2018		* >		2018	~ ~	A)	*)	2018		(*	4)	2018	76%	41%	28%
2019		* >	A }	2019	(v	A >	A)	2019	4.)	4)	A >	2019		4.4	4)	2019	62% 52%	37% 35%	26% 25%
2021	* >	**	**	2021	* >	**	**	2021	* }	**	**	2021	••	**	**	2021	45%	33%	24%
2022	A }	**	**	2022	A)	**	**	2022	* >	**	**	2022	(*	**	**	2022	40% 37%	31% 29%	23% 22%
2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024	A >	**	**	2024	35%	29%	22%
2025 2026	**	**	**	2025 2026	* *	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	34% 34%	29% 30%	22% 22%
Subsic	50 dwellin .11 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 20% Affo	gs (50 Hous site @(50 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per irdable Hou	es) PH) dph. a. bit (intermediate and assing) Subsid	dwelling: .11 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 20% Affo	s (50 Houses lite @(50 DF profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit	1 Subsi	Plansidy at £0 per unit Sustain 20% 50:50 (\$Value dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 20% Affe	anning gain at 1 init (rent) & E0 nability at E1800 to Affordable Hocial Rent to Init Area: Three ys (50 House site @(50 D) profit: (20%) on: 50 units p. gr gain at 1009 (rent) & E0 per uty at £1800 per uty at £1800 pe	00% per unit (interm) per unit busing termediate) P P PH) dph. a. 6 init (intermediate r unit	1) Subsi	dwelling 1.11 Hectare: Gross Absorptic Planning idy at £0 per unit (Sustainabilit 20% Affo	s (50 House site @(50 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u y at £1800 pe irdable Hou	es) PH) dph. .a. 6 init (intermediate or unit	e) Subsid	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabilit 20% Affo	s (50 House site @(50 Dl profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate) unit sing
	1.11 Hectare 116 @(50 DPH) dph. Absorption: 50 units p.a. Planning gain at 100% Value Area: Three 50 dwellings (50 Houses) 1.11 Hectare 116 @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Value Area: Three 50 dwellings (50 Houses) 1.11 Hectare 116 @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) 4 to per unit (intermediate) Subsidiability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Subsidiability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sustainability at E1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) Sus																		
IESI				IESI				IESI				IESI				IESI	REDU		
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 31%	MIDDLE 18%	UP 15%
2011	4.*	**	**	2011	* >	**	**	2011	A P	**	**	2011	• •	**	**	2011	36%	20%	15%
2012 2013	**	**	**	2012 2013	A)	**	**	2012	4 *	**	**	2012 2013		**	**	2012	44% 45%	22% 22%	16% 16%
2014 2015	••	* >	A)	2014	**	A }	A)	2014	**	A)	A)	2014	**	•	4)	2014	63%	26% 31%	17% 19%
2016	**	* >	A >	2016	**	A >	A >	2016	~ ~	A >	A >	2016		(*		2016	85%	29%	18%
2017 2018	**	A):	A >	2017 2018	V V	A }	A)	2017	**	A):	A)	2017	* *	(v	4)	2017	61% 46%	26% 24%	17% 16%
2019	4.4	**	**	2019	* >	**	**	2019	* >	**	**	2019	• •	**	**	2019	37%	22%	15%
2020 2021	A P	**	**	2020 2021	A):	**	**	2020	A P	**	**	2020 2021	(*	**	**	2020	31% 26%	20% 19%	14% 13%
2022	* *	**	**	2022	* *	**		2022	* *	**	**	2022	* *	**	**	2022	23% 21%	17% 17%	13% 12%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	21%	17%	12%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	20% 20%	17% 18%	12% 12%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% ossidy at 0 nability at 0 dable Hous	iing	Sut	(Absolute	hability at £1800 b Affordable Hoocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. boss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	9%) is p.a. Is p.a. 00% per unit (interm) per unit busing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bbsidy at 0 inability at 0 rdable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing
TEST '	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	-	REDU	MIDDLE	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-			0				0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0		-	-	0		-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-		0		-	-	0		-	-	0	0%	0%	0%
ō		-	-	o	-		-	0	-	-	-	0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0		-		0	-			0				0	-			0	0%	0%	0%
	-				-		-		F	Jalue Area: O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a: Affordable Ho) n.) 0%		-						

Subsi	50 dwellin I.11 Hectare : Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u by at £1800 per profable Hou	ses) PH) dph. a. init (intermediate or unit unit unit unit unit unit using	e) Subsi	dwelling .11 Hectare: Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. i. it (intermediat unit sing	e) Subs	dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii) Subsi	dwelling .11 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling .11 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	y at £1800 pe rdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using
	16 SHEET 1	GREENFIELD			16 SHEET 1	INDUSTRIAL1	,	TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL			16 SHEET 1	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 30%
2011	•••	A >	A P	2011		A)	4)	2011	• • •	A }	A)	2011	• •	Ť	A >	2011	80%	37% 40%	31%
2012 2013	**	4.4	A >	2012	**	A)	A)	2012	**	A }	A)	2012	**	**	A >	2012	111% 119%	45% 47%	34% 34%
2014 2015	••	* *	A)	2014	**	A)	A)	2014	* *	(*	A)	2014 2015	* *	**	(*	2014	234%	57%	37% 41%
2016	•••	• •	A P	2016			A >	2016	* *		* >	2016	• •	• •	4.*	2016	520%	69%	40%
2017 2018	**	4.4	A)	2017	**	A)	4)	2017	**	(v	4)	2017	* *	**	A }	2017	221% 135%	61% 55%	37% 35%
2019	~ ~	4.4	A.)	2019	**	A }	A.)	2019	**	A >		2019	• •	**		2019	95% 74%	49%	33%
2020 2021	**	*>	A >	2020	A)	A >	A)	2020		A)	*>	2020 2021	~ ~	4.4	A >	2020	61%	45% 42%	31% 29%
2022 2023	(v	A >	A }	2022	4)	4)	4)	2022	A }	A)	A >	2022	· ·	1 +	A >	2022	53% 48%	39% 37%	28% 27%
2024	A P	**	**	2024	* >	**	**	2024	* >	**	* *	2024	~ ~	<++	**	2024	46%	36%	27%
2025 2026	A }	* *	**	2025	A)	**	**	2025	A >	**		2025	(*	()	**	2025 2026	44% 43%	36% 37%	27% 27%
		Area: Thre				Area: Three		Sul	1.11 He Absolute for the state of the state	Affordable He ocial Rent to Internal	DPH) dph. %) Is p.a. 00% per unit (interm 0 per unit busing termediate)	ediate)		Area: Thre				Area: Thre	
	I.11 Hectare : Gross Absorption Plannin idy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	PH) dph. a. 6 nit (intermediat		.11 Hectare : Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per ur v at £1800 per	PH) dph. it (intermediat unit		.11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	s profit: (17%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u tv at £1800 pe	PH) dph. a. 6 nit (intermediate r unit		.11 Hectare : Gross Absorpti Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per ur v at £1800 per	PH) dph. a. bit (intermediate		.11 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili:	v at £1800 pe	PH) dph. a. 6 nit (intermediate)
70 TEST	Sustainability at E1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) 70:30 (Soc															rmediate)			
	70:30 (Social Rent to Intermediate)															REDU			
2010	DOWN	*	**		* >	DOWN	**	**		50%	33%	28%							
2011	**	4.1	**	2011	(v	**	**	2011	**	**		2011	**	1.	**	2011	56% 67%	35% 39%	29% 31%
2013 2014	* *	A >	A)	2013	(v	A)	A)	2013	**	A)	A >	2013 2014	* *	1 *	A >	2013 2014	69%	40% 45%	31% 33%
2015	**	4 ¥	A >	2015		A >	A >	2015	• • •	A Þ	* >	2015	**	• •	* >	2015	144%	54%	36%
2016 2017	**	4.7	A }	2016	**	A >	4)	2016	* *	A }		2016	**	**	A >	2016	117% 91%	52% 48%	35% 33%
2018	~ ~	*	A P	2018	V V	A Þ	* >	2018	* *	A >	. >	2018	* *	(+	* >	2018	75%	44% 41%	32%
2019 2020	4.4	* *	**	2019		**		2019	4+	**		2019	**	**	* *	2019	54%	41% 39%	30% 29%
2021 2022	A)	**	**	2021	A)	**	**	2021	A }	**	**	2021	(*	**	**	2021	48% 43%	36% 35%	28% 27%
2023	A P	**	**	2023	A)	**	**	2023	A >	**	**	2023	A)	**	**	2023	40%	33%	26%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	39% 38%	33% 33%	26% 26%
								Sul	50 c 1.11 He (Abs Pi osidy at £0 per L Sustail 20% 70:30 (S	nability at £1800 • Affordable He social Rent to Int	uses) DPH) dph. %) is p.a. 00% per unit (interm per unit	ediate)							
		vellings (0)				ellings (0)			Val	ue Area: 0 vellings (0)			Valu dw	ellings (0)				ellings (0)	
	O site Gro Ab Planni Su Susta	e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elsidy at 0 elnability at 0 erdable Hou	sina		O site Gro Ab: Planni Su Susta	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	ina		O sit Gr At Plann S Sust	e @(O) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou			O site Gro Ab Planni Su Susta	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% slibsidy at 0 slinability at 0 rdable Hou:	sina		O siti Gro Ab Planni Su Susta	e @(Ŏ) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 rdable Hou	sina
TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
		GREENFIELD	1			INDUSTRIAL1	T.			INDUSTRIAL2	T			PDL	I	1	REDU	CTION TO AFFO	
0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	-	-		0	-		-	0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0%
0	-	-		0	-			0			-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0		-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0%
ő	-			0		-		0			-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0			-	0				0				0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a' Affordable Ho) h.) 0%								

Value Area: 0 Odwellings (0) Osite #(0) dph. Osite #(0) dp
O site @(0) dph. Gross profit 0 Absorption: 0 / Absorption: 0
Gross profit: 0
Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O% Affordable Housi
Planning gain at 0% Subsidy at 0 Subsidiarity at 0
Subsidy at 0 Subs
Sustainability at 0 O% Affordable Housing 0 O% Affordable Housin
O% Affordable Housing
CET 19 SHEET 1 TEST 20 SHE
TEST 19 SHEET 1
DOWN MIDDLE UP DOWN
0
National Process National Pr
0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0 O O O O O O O O O
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
Value Area: 0
Value Area: 0 0
Value Area: 0 O Value Area: 0 O O O O O O O O O
Value Area: 0 O value Area: 0
O deelings (0) O steelings (0) O deelings (0) O deelings (0) O steelings (0) O deelings (0) O deelings (0) O deelings (0) O deelings (0) O steelings (0)
Uslue Area: 0 Oste @(0) dph. Osk Affordable Housing Value Area: 0 Okwellings (0) Oste @(0) dph.
Cross profit: 0
Assorption: 0 Planning gain at 0% Substinability at 0 O O O O O O O O O
Planning gain at 0% Substainability at 0 Sustainability at 0
Substitution Subs
Sustainability at 0 O% Affordable Housing O
O'Adue Area: 0
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0)
Value Area: 0 Value Area: 0 Value Area: 0 Odwellings (0) Odwelli
O dwellings (0)
O site @(0) dph. Gross profit: 0 Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1
Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Absorption: 0 Planning gain at 0% Planning gain at 0% Planning gain at 0% Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 0 TEST 20 SHEET 1 Absorption: 0 Planning gain at 0% Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1
Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainabilit
Subsidy at 0 Subsidiability at 0 Subsidiability at 0 Subsidiability at 0 O% Affordable Housing O% Affordable Housi
Sustainability at 0 Sustainability at 0 O% Affordable Housing O% Affor
0% Affordable Housing 0<
0 0 0 0 0 0 0 ST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1 TEST 20 SHEET 1
ST 20 SHEET 1 TEST 20 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL REDUCTION TO AFFORDABLE
DOWN MIDLE UP DO
0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 0 0 0 0 0 0 0 0 0 0
0
0 0 0 0 0 0 0
0 0 0 0 0 0 0 0
- - 0
- - 0 - - 0 0 - - 0 0
Value Area: 0 O detellings (0) O stellings (0)
- - 0 - - 0 0 - - 0 0
- - 0 - - 0 0 0 0 0

Figure 37 - Sensitivity Testing

rigure 37 - Serisit		<i>j</i>	9													
Value Area: Three 15 dwellings (7 Houses 8 Flats) 0.2 Hectare site @(75 DPH) dph.		Value A 15 dwellings (.2 Hectare sit		Flats)		Value 15 dwellings 0.2 Hectare :		3 Flats)		Value 15 dwellings 0.2 Hectare s		8 Flats)		15 dwelling	Area: Three s (7 Houses 8 site @(75 DPF	Flats)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subviet	Absorption	rofit: (20%) i: 50 units p.a gain at 100%		w) Subvi	Absorpti	profit: (20%) on: 50 units p. g gain at 100%	5	Subele	Absorpti	profit: (20%) on: 50 units p g gain at 1009	.a. 6	ta) Suboid	Absorpt Planni	s profit: (20%) tion: 50 units p.a ng gain at 100% (rent) & £0 per unit	
Sustainability at £1800 per unit 20% Affordable Housing	Subaid	Sustainability 20% Afford	at £1800 per	unit	5003	Sustainabili	ty at £1800 per ordable Hou	unit	Subsit	Sustainabilit	y at £1800 pe rdable Hou	r unit	ic) Subsid	Sustainabil	ity at £1800 per ordable House	unit
70:30 (Social Rent to Intermediate)		:30 (Social Re				0:30 (Social				:30 (Social I				0:30 (Social	Rent to Interr	
TEST 1 SHEET 1 GREENFIELD	IESI 1	SHEET 1	INDUSTRIAL1		IESI	1 SHEET 1	INDUSTRIAL2		IESI	1 SHEET 1	PDL	,	IESI	1 SHEET 1 REDI	UCTION TO AFFORE	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 131%	MIDDLE 62%	UP 47%
2011	2011 2012	**	A)	A)	2011	**	^) (v	A)	2011 2012	**	**	A)	2011	135% 253%	63% 79%	48% 55%
2013	2013 2014	**	1 +	A }	2013	••		A)	2013 2014	**	**	A)	2013	285% 290%	83% 85%	56% 56%
2015	2015 2016	••		A)	2015	••	••	A)	2015 2016	••	••	**	2015	-588% -1313%	152% 143%	73%
2017	2017	**	ŸŸ		2017	**	**	A >	2017	**	**	4.4	2017	1429%	124%	64%
2018	2018 2019	**		A >	2018 2019		• •	A P	2018 2019	**		A >	2018 2019	432% 246%	92%	59% 55%
2021	2020 2021	**	(v	A)	2020		A >	A)	2020 2021	**	**	A >	2020	170% 128%	82% 74%	51% 48%
2022	2022 2023	**	4)	A)	2022	**	A)	A):	2022 2023	**	4.4	A)	2022	104% 88%	68% 62%	45% 43%
2024	2024 2025	(v	A)	A)	2024	1 *	A)	4)	2024 2025	**	(v	A }	2024 2025	81% 77%	60% 59%	42% 41%
2026	2026	43	->		2026	A)	ue Area: Ti	A >	2026	**	4.4	4)	2026	75%	60%	41%
Value Area: Three 15 dwellings (7 Houses 8 Hats)		Value A	rea: Thre	e A blatch		Abs Pla ssidy at E0 per u Sustair 20% 70:30 (S	Affordable Ho ocial Rent to Int Area: Inre	s p.a. 00% er unit (interme per unit susing ermediate)		Value 15 dwellings	Area: Inre			Value	Area: Inrees 8	Liate)
0.2 Hectare site @ (75 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	O	.2 Hectare sit Gross pi Absorption Planning i y at £0 per unit (re	e @(75 DP rofit: (20%) a: 30 units p.a gain at 100% ent) & £0 per ur	H) dph. a. hit (intermediat		D.2 Hectare s Gross Absorpti Plannin dy at £0 per unit	site @(75 DF profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	'H) dph. a. hit (intermediate)	C	0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ite @(75 Di profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u	PH) dph. a. full distribution of the control of t		O.2 Hectare Gros Absorpt Planni ly at £0 per unit	Site @(75 DPH s profit: (20%) tion: 30 units p.a ng gain at 100% (rent) & £0 per unit	dph.
Sustainability at £1800 per unit 20% Affordable Housing		Sustainability 20% Afford	dable Hou	sing		20% Affo	ty at £1800 per ordable Hou	sing		20% Affo	y at £1800 pe rdable Hou	using		20% Aff	ity at £1800 per ordable Hous	ing
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1		: 30 (Social Re		mediate)		2 SHEET 1		mediate)): 30 (Social I 2 SHEET 1	Rent to Inte	rmediate)	TEST	2 SHEET 1	Rent to Interr	
GREENFIELD DOWN MIDDLE UP	l r	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	2010 2011	**	A)	A)	2010	**	A)	A)	2010 2011	**	4 *	A)	2010	131% 143%	62%	47% 48%
2012	2012 2013	**	4.4	A)	2012	••	1 =	A)	2012 2013	**	**	A)	2012	254% 289%	79% 83%	55% 56%
2014	2014 2015	**	~ ~	A)	2014	**	**	A)	2014 2015	• • •	**	A)	2014	353% -601%	90% 152%	58%
2016	2016 2017	**	**	A)	2016	• • •	**	A)	2016 2017		**	**	2016	-1417%	142%	68%
2018	2018	**	* *	* >	2018	**	**	A >	2018	**	**	A)	2018	415%	106%	59%
2019	2019 2020	**	(v	A }	2019 2020	**	**	A P	2019 2020	• •	* *	A }	2019 2020	239% 166%	91% 81%	55% 51%
2021	2021 2022	**	A)	* >	2021	**	A)	A)	2021 2022	**	**	A)	2021	126% 103%	73% 67%	48% 45%
2023	2023 2024	(*	4)	A)	2023	4.4	4)	A)	2023 2024	**	(v	4)	2023	87% 81%	62%	43% 42%
2025	2025 2026	A)	^)		2025	(*	A)	A)	2025 2026	• •	(*	.,	2025 2026	77% 75%	59%	41% 41%
Value Area: Three 15 dwellings (7 Houses 8 Flats)		Value A 15 dwellings (rea: Thre	B Plats	Sut	15 dwe 0.2 Hec 0.2 Hec Abs Pit sidy at E0 per u Sustair 20% 70:30 (S Value	ue Area: Ti ellings (7 Houses foross profit: (20 corption: 30 unit anning gain at 11 nit (rent) & £0 p hability at £1800 of Affordable Ho ocial Rent to Int Area: Thre 5 (7 Houses 4	8 Flats) DPH) dph. %) s p.a. 20% eer unit (interme per unit pusing ermediate)		Value 15 dwellings	Area: Thre	ie 9 Elete)		Value	• Area: Three s (7 Houses 8	Flote)
13 Uwenings () Flouses or Frais) 0.2 Hectare site @ (75 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at E0 per unit (emit A E0 per unit (emit Residue) Sustainability at £1800 per unit 20% Affordable Housing	0	.2 Hectare sit Gross pi Absorption	e @(75 DP rofit: (20%) a: 70 units p.a gain at 100% ent) & £0 per ur at £1800 per	H) dph. a. hit (intermediate unit		0.2 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili	site @(75 DF profit: (20%) on: 70 units p. g gain at 100%	'H) dph. a. bit (intermediate)	C	0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	ite @(75 DF profit: (20%) on: 70 units p. g gain at 1009	PH) dpha. 6 nit (intermedia r unit		O.2 Hectare Gros Absorpi Planni ly at £0 per unit Sustalnabil	s (7 Houses o site @(75 DPI- s profit: (20%) tion: 70 units p.a ng gain at 100% (rent) & £0 per unit ity at £1800 per sordable House	d) dph. (intermediate)
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		: 30 (Social Re	ent to Inter	mediate)	TEST	3 SHEET 1	Rent to Inter	mediate)		30 (Social I 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP		DOWN	MIDDLE	UP	00.12	DOWN	MIDDLE	UP	004-	DOWN	PDL MIDDLE	UP	05:-		MIDDLE	UP
2010 2011 2012	2010 2011 2012	**	A)	A)	2010 2011 2012	• • •	A) A)	A) A)	2010 2011 2012	- ; ;	1 *	4)	2010 2011 2012	129% 134%	62%	47% 48% 55%
2012	2012 2013 2014		(v	4)	2012 2013 2014		, ,	4)	2012 2013 2014	- ; ;	- ;;	A)	2012 2013 2014	273%	82% 85%	56% 56%
2014 2015 2016	2014 2015 2016		- ; ;	4)	2014 2015 2016		, ,	4)	2014 2015 2016	- ; ;	- ;;	**	2014 2015 2016	-570% -1185%	153%	73%
2016 2017 2018	2016 2017 2018	**		A)	2016		***	A)	2016 2017 2018		Ų.	(*	2016	1651%	126%	64%
2019	2019 2020	· ·	* * * * * * * * * * * * * * * * * * *	A)	2019	**	**	A)	2019	**	**	A)	2019	253%	93%	55% 51%
2021	2021 2022	**	A)	A)	2021	**	A)	A)	2021 2022	**	**	A)	2021	130%	74% 68%	48%
2022	2023 2024	**	A)	A)	2023	**	A)	A)	2023 2024	• • •	1 *	A)	2022	89% 81%	63%	43% 42%
2025	2025 2026	A)	A)	A)	2025	(v	A)	A)	2025 2026	• •	(*	A)	2025	77% 75%	59%	41% 41%
					Sut	15 dwe 0.2 Hed 0 Abs Pla ssidy at E0 per u Sustair 20%	ue Area: Ti ellings (7 Houses tare site @(75 E ross profit: (20 corption: 70 unit anning gain at 1 nit (rent) & £0 p, hability at £1800 o Affordable Ho ocial Rent to Int	8 Flats) PH) dph. %) s p.a. 100% er unit (interme	ediate)							

Value Area: T 15 dwellings (7 Hous 0.2 Hectare site @(75 Gross profit: (25 Absorption: 50 uni Planning gain at Subsidy at £0 per unit (rent) & £0 g Sustainability at £180	es 8 Flats) 5 DPH) dph. 3%) ts p.a. 50% per unit (intermediate) 0 per unit		dwellings (0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	Flats) H) dph. a. it (intermedial		dwellings 0.2 Hectare: Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u	Flats) H) dph. a. it (intermediate		dwellings 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe	Flats) PH) dph. a. init (intermediate r unit		dwellings (0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per uni v at £1800 per	Tats) I) dph. I (intermediate
20% Affordable 70:30 (Social Rent to I		70): 30 (Social F	rdable Hou Rent to Inter	rmediate)		0:30 (Social	rdable Hou Rent to Inter	sing mediate)		:30 (Social	Rent to Inte			0:30 (Social F	rdable Hou: Rent to Inter	
TEST 4 SHEET 1 GREENFI	ELD	TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFORI	DABLE
DOWN MIDDL	E UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 116%	MIDDLE 59%	UP 46%
2011	A)	2011	• •	4.)	* >	2011	• •		* >	2011	• •	4.4		2011	119%	59%	46%
2012	* >	2012 2013	**	A)	A }	2012	• •	(*	A)	2012 2013	**	**	A)	2012	198% 219%	74%	53% 54%
2014	A)	2014 2015	**	* *	A >	2014	**	**	A)	2014	••	* *	* *	2014	-2044%	79% 132%	54% 68%
2016	A >	2016 2017		**	A)	2016	* *	**	A)	2016 2017	**	* *	(*	2016 2017	2408%	125% 110%	65%
2018	A)	2018	~ ~	~ ~	* >	2018	**	**	A >	2017	**	**	A >	2018	295%	96%	56%
2019	A >	2019 2020	* *	4+	A)	2019	• •		A >	2019	**	• •	A)	2019	195% 144%	84% 76%	53% 49%
2021	A)	2021 2022		A)	4)	2021	• • •	A)	A)	2021 2022	**		A)	2021	113%	70%	46% 44%
2023	A)	2023		A >	* >	2023		A)	A >	2023	• • •	4.4		2023	94% 81%	59%	42%
2024	A >	2024 2025	* *	A)		2024	A >	A)	A)	2024	••	(v	4)	2024	75% 72%	58% 57%	41% 40%
2026	.)	2026	.)	4.)		2026	A >	ue Area: Th	*)	2026	**	4.4	A.)	2026	71%	57%	40%
Value Area: T 15 dwellings (7 Hous 0.2 Hectare site @(75 Gross profit: (2 Absorption: 50 uni Planning gain at 2 Subsidy at £0 per unit (rent) & £0 Sustainability at £180	ies 8 Flats) 5 DPH) dph. 0%) ts p.a. 200% per unit (intermediate)		dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 50 units p.a gain at 200% rent) & £0 per ur	Flats) H) dph. a. hit (intermedial		70:30 (S Value dwellings 0.2 Hectare : Gross Absorpti Plannir idy at £0 per unit	hability at £1800 Affordable Hoocial Rent to Interest Three (7 Houses 8 site @ (75 DP profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per units p. g for the formula of the for	per unit rusing ermediate) e Flats) H) dph. a. int (intermediate	(dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u tv at £1800 pe	Flats) PH) dph. a. 6 nit (intermediat		dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (n Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% ent) & £0 per uni v at £1800 per	Tats) I) dph. (intermediate
GREENFIELD NDUSTRIAL1 NDUSTRIAL2 PDL REDUCTION TO AFFORD															sing		
TEST 5 SHEET 1		TEST	5 SHEET 1		mediatey	TEST	5 SHEET 1		mediate				iniculate)	TEST	5 SHEET 1		
DOWN MIDDL	ELD E UP	0040	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0040	DOWN		UP	0040	DOWN	MIDDLE	UP 51%
2010	A)	2011	**	A >	A >	2011	**	A)	A)	2011	**	**	A >	2011	187%	70%	51%
2012	A)	2012 2013	**	~ ~	* >	2012 2013	**	**	A)	2012 2013	**	**	1.4	2012	547% 735%	93% 98%	60%
2014	* *	2014 2015	**	* *	A)	2014	• •	**	* b	2014 2015	**	**	**	2014	763% -242%	101% 218%	61% 83%
2016		2016 2017	**	**	A)	2016	**	**	4+	2016 2017	**	**	**	2016	-320% -628%	198% 165%	78% 71%
2018	A)	2018 2019	* *	**	A)	2018	• •	**	A)	2018 2019	••	* *	4.7	2018	7502% 497%	134% 112%	65%
2020	A)	2020	**	***	A)	2020	**	**	A)	2020	**	Ü	A)	2020	257%	96%	55% 51%
2022	A 3	2022	**	A >	A >	2022		1.4	A >	2022	**	**		2022	130%	76% 69%	48%
1024	A)	2023 2024	~ ~	A)	A }	2023 2024	**	A)	A }	2023 2024	**	**	A }	2023	95%	67%	44%
2025	*)	2025 2026	**	A)	A)	2025 2026	**	A)	A)	2025 2026	**	**	A)	2025 2026	89% 86%	65%	43% 43%
Value Area: T 15 dwellings (7 Hous 0.2 Hectare site @ (76 Cross prefit: Q2) Planning gain at 1 Sadday at E4800 pre und (root) & E00 20% Affordable 1 20% Affordable 1	ses 8 Flats) 5 DPH) dph. 0%) ts p.a. 100%) Subsidy	dwellings ().2 Hectare s Gross Absorptic Planning at £48500 per unit (Sustainability 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	Flats) H) dph. a. unit (intermedia unit		0.2 Hec Abs Pi bsidy at EO per u Sustain 20% 70:30 (S Value dwellings 0.2 Hectare: Gross Absorpt Plannir Sustainabili	ability at £1800 Affordable Ho ocial Rent to Int Area: Thre (7 Houses 8	IPH) dph. (6) (7) (8) (8) (9) (9) (9) (9) (9) (9) (9) (9) (9) (9	(Subsidy	dwellings 0.2 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	Flats) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	ite) Subsid	dwellings (0.2 Hectare s Gross Absorptic Planning by at £48500 per unit (Sustainabilit; 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou:	Tats) d) dph. unit (intermediate unit sing
70:30 (Social Rent to I	ntermediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Interi	nediate)
GREENFI DOWN MIDDL			DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			TION TO AFFORI	ABLE UP
2010 V A	A)	2010 2011	**	A)	A)	2010		A)	A)	2010 2011	**	A)	A)	2010	83% 84%	44% 44%	36%
2012	A)	2012	* *	A)	A)	2012	**	A)	A)	2012	**	(*	A)	2012	161% 181%	55% 58%	41% 42%
2014	*>	2014	- ; ;	A)	A)	2013	• •	^)	* >	2014	v v	v i	A)	2014	185%	59%	42% 56%
2016	A)	2016		**	A)	2016	**	**	A)	2016		, ,	(*	2016	-890%	102%	53%
017 · · · · · · · · · · · · · · · · · · ·	A)	2017 2018	* *	(*	A)	2017 2018	* *	* *	A }	2017 2018	* *	* *	A)	2017 2018	300%	90% 78%	50% 47%
2019	A)	2019 2020	**	A)	A }	2019 2020	**	A)	A }	2019 2020	* *	* *	A >	2019 2020	172% 120%	68% 62%	44% 41%
1021 · · · · · · · · · · · · · · · · · · ·	A)	2021 2022	* *	A)	A)	2021 2022	• • • • • • • • • • • • • • • • • • •	A)	A)	2021 2022	**	(*	A)	2021 2022	92% 76%	56% 52%	39% 37%
1023	A)	2023 2024	A >	A)	A)	2023	A >	A)	A)	2023 2024	**	A)	A >	2023	65% 61%	49% 48%	35% 35%
1025 A A A A A A A A A A A A A A A A A A A	A)	2025 2026	A)	A)	A)	2025	A)	4)	A P	2025	(v	A)	A)	2025	59% 57%	46% 47%	34% 34%
						Subsidy	15 dw 0.2 Hec (Abs Pli at £48500 per u Sustain 20%	ue Area: The ellings (7 Houses stare site @ (75 E cross profit: (20 corption: 50 unitional military at 1800 abbility at £1800 a Affordable Hoocial Rent to Interest to the elling to the elling the el	8 Flats) PH) dph. %) s p.a. 00% oper unit (in per unit	termedia	ate)						

O.2 Subsidy at	5 dwellings 2 Hectare s Gross Absorptio Planning £25000 per unit (Sustainabilit 20% Affo	Area: Thre (7 Houses & (7 Houses & (75 DF profit: (20%) In: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 per rdable Hou Rent to Inter	3 Flats) PH) dph. a. 6 r unit (intermediate r unit using	Subsidy	dwellings (0.2 Hectare s Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	Flats) H) dph. a. unit (intermedial unit	te) Subsidy	dwellings 0.2 Hectare: Gross Absorpt Plannir at £25000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £22000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. b b crunit (intermediate) crunit using	Subsidy	dwellings (0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. .a. .a. .a. .a. .a. .a. .a.	ite) Subsid	dwellings 0.2 Hectare : Gross Absorpti Plannin by at £25000 per unit Sustainabili	ty at £1800 per ordable Hous	Flats) H) dph. I. unit (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 103%	MIDDLE 52%	UP 41%
2011	••	A) (v	A)	2011	••	A)	4)	2011	••	A)	A)	2011 2012	• •	(¥	A)	2011	106%	52%	41% 47%
2013			. >	2013	**	. >	A >	2013		. >		2013	**	**	. >	2013	225%	68%	48%
2014	* *	(+	4)	2014		A)·	A)	2014		A)	A)	2014 2015	**	**	4)	2014	230% -476%	70% 127%	48%
2016	• •	••	. >	2016	• •	• •	*>	2016	• •	• •	A >	2016	• •	~ ~	٠.	2016	-1069%	119%	60%
2017	**		A)	2017 2018	**	**	A >	2017	••	**	A)	2017 2018	**	**	A)	2017	1170% 356%	104% 90%	56% 52%
2019	* *	~~	A >	2019	* *	4.4		2019	**	4 *	A >	2019	* *	**	A >	2019	203%	78%	48%
2020	**	A):	A)	2020 2021	* *	A)	4)	2020		A)	*>	2020 2021	• • •	**	A >	2020	141%	64%	45% 43%
2022	••	A >	* >	2022	~ v	A)	4)	2022	4.4	A)	A)	2022 2023	• •	(v	A)	2022	87%	58% 55%	40% 38%
2024	1.4	* >	A >	2024	* >	* >		2024	* >	4)	4)	2024	**	A P	A >	2024	69%	53%	38%
2025 2026	A)	A)	A)	2025 2026	A)	A)	4)	2025 2026	A)	A)	A)	2025 2026	**	A)	A)	2025 2026	67%	52% 53%	37% 37%
1!	5 dwellings 2 Hectare s Gross	Area: Thre (7 Houses & (75 DF profit: (20%) in: 50 units p.	B Flats) PH) dph.	(dwellings (0.2 Hectare s Gross	Area: Thre 7 Houses 8 (75 DF profit: (20%) on: 50 units p.	e Flats) H) dph.		Abs Abs Pri at £25000 per u Sustain 20% 70:30 (S Value dwellings 0.2 Hectare : Gross	Affordable Hocial Rent to In Area: Thre (7 Houses 8	%) s p.a. 500% 5000 per unit (int) per unit susing ermediate) Flats) PH) dph.		Value dwellings ().2 Hectare s Gross	Area: Thre (7 Houses 8 isite @ (75 Di profit: (20%) on: 50 units p	Flats) PH) dph.		dwellings 0.2 Hectare s Gross	Area: Three (7 Houses 8 F site @(75 DPI profit: (20%) on: 50 units p.a	Flats) H) dph.
70:3	Planning £36000 per unit (Sustainabilit 20% Affo	gain at 100%	s runit (intermediate runit using	70	Planning at £36000 per unit Sustainabilit	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermedia: unit sing	70	Plannir at £36000 per unit Sustainabili	g gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	6 r unit (intermediate) r unit ising	70	Plannin at £36000 per unit Sustainabilit	g gain at 1009 (rent) & £24000 pe by at £1800 pe ordable Hou	% er unit (intermedia er unit using	7	Plannin ly at £36000 per unit Sustainabili	g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hous	unit (intermediate) unit sing
		GREENFIELD	1	1.25.		INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 94%	MIDDLE 49%	UP 39%
2011	••	A)	A)	2011	**	A)	4)	2011	••	A)	A)	2011 2012	• •	4.)	A)	2011	96% 181%	49% 61%	39% 44%
2013	**		. >	2013	••	. >	A >	2013	••	A >	A >	2013	**	**	.,	2013	204%	63%	45%
2014	**	(+	4)	2014	••	A)·	A)	2014	••	A)	A)	2014 2015	**	**	4)	2014	209% -437%	65% 118%	45% 60%
2016	**		. >	2016	**	**	*>	2016	**	**	A >	2016	**	**	٠.	2016	-985%	111%	57%
2017	**		A)	2017 2018	**	**	A >	2017 2018	**	**	A)	2017 2018	**	**	A)	2017	1081%	97% 84%	53% 50%
2019	• •	••	A >	2019	••	A >		2019	••	4.4	A >	2019	• •	~ ~	A >	2019	189%	74%	46%
2020	**	A):	A)	2020 2021	**	A)	4)	2020	• • •	A)	*>	2020 2021	• •	(*	A >	2020	131%	66%	43% 41%
2022	4.4	A)	* >	2022	(v	A)	4)	2022	~ v	A)	4)	2022 2023	* *	4+		2022	81%	55% 52%	39% 37%
2024	4.)	4)	*)	2024	* >	* >	4)	2024	4)	4)	4)	2023		4)	4.7	2024	66%	50%	36%
2025 2026	4)	A)	4)	2025 2026	A)	4)	4)	2025 2026	A)	4)	A)	2025 2026	1 *	A)	4)	2025 2026	63%	49% 50%	36% 36%
	0 dw	e Area: 0			dw	ie Area: 0 ellings (0)		Subsidy	15 dw 0.2 Hec (Abs Pl: at £36000 per u Sustain 20% 70:30 (S Val	Affordable H ocial Rent to In ue Area: 0	s 8 Flats) OPH) dph. %) s p.a. DO% DOO per unit (int per unit	ermedia	Valu dw	ue Area: 0 ellings (b)			dv	ue Area: 0 vellings (0)	
	Gro	@(0) dph. ss profit: 0				e @(0) dph. ss profit: 0			Gn	e @(Ŏ) dph. oss profit: 0				e @(0) dph. ss profit: 0				e @(Ŏ) dph. oss profit: 0	
	Abs	orption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			Alt	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ing gain at 0%	
	Su	bsidy at 0 inability at 0			Su	bsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			Su	ibsidy at 0 sinability at 0			Si	ubsidy at 0 ainability at 0	
	0% Affor	dable Hou	sing			dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing			rdable Hous	ing
TEST 9	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
-	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP	-	REDU DOWN	CTION TO AFFORI	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
ő				o			-	0				0				ő	0%	0%	0%
0		_		0			-	0				0				0	0% 0%	0% 0%	0% 0%
0		-		0	-		-	0	-		-	0	-	-	-	0	0%	0%	0%
ŏ F				0				o				0				o	0%	0%	0%
0			-	0	-	-	-	0		-		0				0	0% 0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
6			-	0		-		0		-		0	-	-		0	0%	0%	0%
0	-		-	0	-	-	-	0		-		0	-	-	-	0	0% 0%	0% 0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-		0	0% 0%	0% 0%	0% 0%
				•					F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: 0 0 devellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsianability at 0 Sustainability at 0 00% Affordable Housing TEST 10 SHEET 1 GREENPELD DOWN MICOLE 0	O Pla	alue Area: 0 dwellings: (0) site @(0) dph. Gross profit: 0 Absorption: 0 noing gain at 0% Subsidy at 0 stainability at 0 fordable Housing 0 0 0 U HOUSTRIAL1 HOUSTRIAL1 MIDOLE UP	d d O sil Gr Affact	lue Area: O wellings (O) und gain at 0% whisky at 0 dainability at 0 do wellings (O) do welling	O s Plai	alue Area: 0 divellings (0) divellin	dive O site Gross Absc Planning Sub Sustain O% Afforc TEST 10 SHEET 1	Area: 0 Illings (0)							
0.2 Hectare site @(75 DPH) d Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (ern!) & £0 per unit (int Sustainability at £600 per unit 20% Affordable Housing	15 dwellings (7 Houses 8 Flats) 0.2 Hectare site (975 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a. Planning gain at														
70: 30 (Social Rent to Intermed TEST 11 SHEET 1 GREENFIELD DOWN MODULE 2010 2011 2012 2013 2014 2014 2015	TO: 30 (Soci	INDUSTRIAL1 INDUSTRIAL1 MIDDLE UP	TEST 11 SHEET 1 2010 2010 2011 2011 2012 2013 2013 2014 2015 2016 2017 2018 2019 2019 2020 2021 2020 2021 2020 2	INDUSTRIAL2	70: 30 (Social Test 11 SHEET 1 2010 DOWN 2011 2012 2013 2014 2015 2016 2017 2017 2019 2017 2019 2017 2019 2019 2019 2019 2019 2019 2019 2019	PDL UP MIDDLE UP (* ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^ ^	70:30 (Social Rt TEST 11 SHEET 1 REDUCT DOWN 2010 1229- 2011 1229- 2011 2012 2022 2229- 2013 2479- 2014 2519- 2015 -92296 2016 -6671%	non to Intermediate) non to Affordable MIDUE 01% 46% 01% 47% 55% 81% 55% 141% 70%							
Value Area: Three 15 dwellings (7 Houses & Fla 0.2 Hectare site @(75 DH*) of Acception (75 DH*) of Acception (ts) dwelling ph. 0.2 Hectai Gr Abso Plar ermediate) Subsidy at £0 per u Sustai 20% 4 70:30 (Soci	ue Area: Three js (7 Houses 8 Flats) e site @(75 DPH) dph. oss profit: (20%) pptin so units p.a. ning gain at 100% nit (ren) à £0 per unit (intermediate abality at £0 per unit ffordable Housing il Rent to Intermediate)	Susta 209 70:30 (\$ Value dwellings 0.2 Hectare Gross Absorpt Plannii) Subsidy at 60 per unit Sustainal 20% Aff 70:30 (Social	inability at £000 per unit & Affordable Housing Social Rent to Intermediate) • Area: Three (7 Houses & Flats) site @(75 DPH) dph. s profit: (20%) ion: 50 units p.a. g gain at 100% (rent) & £0 per unit (intermediat bility at £0 per unit ordable Housing Rent to Intermediate)	Valu dwelling 0.2 Hectan Gro Absor Plan subsidy at £0 per u Sustain 20% Ai 70:30 (Socia	ue Area: Three js (7 Houses 8 Flats) e site @(75 DPH) dph. oss profit: (20%) ptinn 50 units p.a. nit (yen) 4 60 per unit (intermediat ability at 60 per unit ffordable Housility al Rent to Intermediate)	dwellings (7 0.2 Hectare sit Gross p Absorptior Planning subsidy at £0 per unit (re Sustainabili 20% Affor 70: 30 (Social Re	urea: Three 'Houses 8 Flats) ie @ (75 DPH) dph. roffi: (20%) i. 50 units p.a. gain at 100% u) à £0 per unit (intermediate) y at £0 per unit dable Housing int to Intermediate)							
TEST 12 SHEET 1 GREENPIELD DOWN MIDDLE 2010 2011 2012 2013 2014 2015 2016 2017	TEST 12 SHEET UP 2010 2011 2011 2011 2012 2012 2013 2014 2015 2016 2016 2017 2018 2018 2018 2018 2018 2018 2018 2018		TEST 12 SHEET 1 2010 2011 2012 2013 2014 2015 2016 2016 2017 2018 2020 2020 2021 2022 2023 2024 2026 2026	INDUSTRIAL2 MODUE UP	DOWN 2010 2010 2011 2012 2013 2014 2016 2016 2016 2017 2018 2019 2020 2020 2021 2021 2021 2022 2022		TEST 12 SHEET 1	TION TO AFFORDABLE MIDGLE UP 60% 40% 40% 40% 40% 40% 40% 54% 54							
			0.2 He Ab Pl Subsidy at E0 per v Sust	rellings (7 Houses 8 Flats) ctare site @ (75 DPH) dph. Gross profit: (20%) sorption: 50 units p.a. lanning gain at 100% unit (rent) & E0 per unit (intern tainability at E0 per unit & Affordable Housing Social Rent to Intermediate)	nediate)										

O. Subsidy	15 dwellings 2 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainabilit	ite @(75 DF profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	8 Flats) PH) dph. a. 6 nit (intermediate) r unit using	Subsi	dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) H) dph. a. hit (intermediate unit	e) Subsi	dwellings 0.2 Hectare : Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. bit (intermediate) r unit using	Subsi	dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	5	dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	Flats) H) dph. i. it (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 119%	MIDDLE 55%	UP 42%
2011	* *	* >	* >	2011	**	A >	. >	2011	**		A >	2011	**	4.4	A >	2011	123%	56%	43%
2012 2013	**	**	4)	2012 2013		A)	4)	2012		4 ¥	*)	2012 2013	**	**	A)	2012	260%	71%	49% 50%
2014	**	**	4)	2014 2015	**	A }	4)	2014		4 *	A):	2014	••	**	A)	2014	264% -537%	76%	50%
2016	**		A >	2016	**		A >	2016		**	A.)	2016		**	(*	2016	-1196%	128%	61%
2017 2018	**	**	A)	2017 2018	**		A)	2017		**	A }	2017 2018		**	A)	2017	1298%	111%	56% 52%
2019	**		A >	2019	**	4.4	A >	2019			A >	2019	**	**		2019	221%	82%	48%
2020 2021	**	4.7	4)	2020 2021	**	A)	4)	2020	**	A)	A)	2020 2021	**	**	A)	2020	152% 114%	73% 66%	45% 42%
2022	**	* >	*)	2022	~~	. >	* >	2022		.,	A)	2022	**		* >	2022	92%	60%	39%
2023 2024	4.4	* >	*)	2023 2024	A)	A)	4)	2023	A)	A)	A)	2023 2024	**	A)	A)	2023	78%	55% 54%	37% 36%
2025 2026	4.4	A }	A)	2025 2026	A)	A)	A)	2025 2026	A)	A)	A)	2025 2026	**	4.)	A)	2025 2026	69%	52% 53%	36% 36%
1 0.	15 dwellings .2 Hectare s Gross Absorption	Area: Thre (7 Houses i ite @(75 DF pon: 50 units p. g gain at 1009	B Flats) PH) dph. a.	(dwellings (D.2 Hectare s Gross Absorptio	Area: Three 7 Houses 8 ite @(75 DP profit: (20%) sn: 50 units p. g gain at 100%	Flats) H) dph. a.		Abs Pik posidy at E0 per u Sustair 20% 50:50 (S Value dwellings 0.2 Hectare s Gross Absorpti Plannin	ability at £1800 affordable Hocial Rent to In Area: Three (7 Houses & site @(75 DI profit: (20%) on: 50 units p	s p.a. 500% ber unit (intermed) per unit provising ermediate) Flats) H) dph. a.		dwellings 0.2 Hectare s Gross Absorpti	Area: Three (7 Houses 8 ite @(75 Di profit: (20%) on: 50 units p g gain at 1009	Flats) PH) dph.		dwellings (0.2 Hectare s Gross Absorptio	Area: Three 7 Houses 8 I ite @(75 DP) profit: (20%) on: 50 units p.a	Flats) H) dph.
0:1	y at £0 per unit (Sustainabilit 20% Affo 100 (Social F	rent) & £0 per u y at £1800 pe rdable Hou Rent to Inte	nit (intermediate) r unit using	0:	dy at £0 per unit (Sustainability 20% Affo 100 (Social F	rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	nit (intermediate unit sing	0:	Sustainabili 20% Affo 100 (Social	(rent) & £0 per u ty at £1800 pe prdable Hou Rent to Inte	nit (intermediate) r unit ısing	0:	dy at £0 per unit Sustainabili 20% Affo 100 (Social	(rent) & £0 per u cy at £1800 pe ordable Hou Rent to Inte	nit (intermediate r unit using	o	dy at £0 per unit (r Sustainabilit 20% Affo): 100 (Social F 114 SHEET 1	ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	it (intermediate) unit sing mediate)
l	0:100 (Social Rent to Intermediate) 0:100 (Social Rent to Intermed															DOWN	MIDDLE	DABLE	
2010 2011	••	* >	* >		••	A >	* >		••	A >	A >		••	* >	* >		87%	39% 39%	28% 29%
2012	**	A >	* >	2012	**	A >		2012	**	A >	A F	2012	**			2012	173%	50%	34%
2013 2014	* *	A }	4)	2013 2014	**	A)	4)	2013	**	A)	A)	2013 2014	**	1 *	A)	2013	195% 197%	52% 53%	34% 34%
2015	* *	**	A >	2015	**	~ ~	A >	2015	**	**	A F	2015	**	**		2015	-408% -900%	97%	44%
2016 2017	**		*)	2016 2017	**	1.	A)	2016		**	A):	2016 2017	**	**	A)	2016	-900% 967%	90% 77%	41% 38%
2018 2019	**	4.7	4)	2018 2019	**	4)	4)	2018	**	A)	A):	2018 2019	**	**	A)	2018	287%	66% 57%	35% 32%
2020	**	A >	. >	2020	~ ~	. >		2020	• •	A >	A >	2020	**	4.4	A)	2020	108%	50%	29%
2021 2022	* * (*	A }	4)	2021 2022	* * *	A)	4)	2021	* *	A)	A)	2021 2022	**	A >	A)	2021	79% 64%	45% 41%	27% 25%
2023 2024	4)	A)	4)	2023 2024	A)	A)	A)	2023	A)	A)	A)	2023 2024	4 *	A)	A)	2023	54% 50%	37% 36%	24% 23%
2025	* >	**		2025	* >		**	2025	A >	**	**	2025	4.4	**	**	2025	47%	35%	23%
2026	*)	**	**	2026	*)	**	**	2026	A)	Lue Area: T	aree	2026	.,	**	**	2026	46%	36%	23%
	Valu	ie Area: O			Valu	ie Area: 0		Sul	15 dwe 0.2 Hec 0 Abs Pla psidy at E0 per u Sustain 20% 0:100 (S	ellings (7 House stare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1	s 8 Flats) OPH) dph. %) s p.a. DO% per unit (interme	ediate)	Vali	ue Area: 0			Valu	ie Area: 0	
	O dw O site Gro Abs Plannir Su Susta	rellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hou	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		dw O sit Gro Ab Planni Si Susti	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 erdable Hou	sing		dw O site Gro Ab Planni Se Susta	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elistidy at 0 endable Hou	sing		dw O site Gro Ab: Plannii Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	ing
TEST 1	5 SHEET 1	GREENFIELD MIDDLE	UP	TEST	15 SHEET 1	0 INDUSTRIAL1 MIDDLE	UP	TEST	15 SHEET 1	0 INDUSTRIAL2 MIDDLE	UP	TEST	15 SHEET 1	PDL MIDDLE	UP	TEST	15 SHEET 1 REDUC DOWN	O CTION TO AFFOR MIDDLE	DABLE UP
e l	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ō				ő			-	ő		-		ő				ō	0%	0%	0%
0				0	-	-	-	0	-	-	-	0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0	-			0				0	-			ō	0%	0%	0%
0				0		-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0				o o				ō				ō	0%	0%	0%
0			-	0	-	-	-	0	-		-	0			-	0	0%	0% 0%	0% 0%
0	-	-		0	-	-		0	-	-	-	0	-			0	0%	0%	0%
									Р	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: Three 15 dwellings (? Houses 8 Flats) 0.2 Hectare site @(15 DPH) dph. Cross profit: (25%) Absorptin: 50 units p.a. Planning gain at 100%. Sustainability at £1800 per unit 20% Affordable Housing	Value Area: Three dwellings (7 Houses 8 Flats) 0.2 Hectare site @(75 DPH) dph Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 pr unit (ren) & 60 per unit 20% Affordable Housing	0.2 H	Value Area: Thre yellings (7 Houses 8 lectare site @(75 DF Gross profit: (25%) Absorption: 50 units p. Planning gain at 100% 0 per unit (rent) & £0 per unit 10% Affordable Hou	Flats) H) dph. a. hit (intermediate)	0.2 Subsidy a	Value Area: dwellings (7 House 2 Hectare site @(7 Gross profit: (6 Absorption: 50 un planning gain at at £0 per unit (rent) & £6 Sustainability at £18 20% Affordable	ses 8 Flats) 75 DPH) dph. 25%) nits p.a. 100% Der unit (intermedia 00 per unit		dwellings (0.2 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a. g gain at 100%) dph. (intermediate)
70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediat TEST 16 SHEET 1		(Social Rent to Inter		70:3	SO (Social Rent to SHEET 1		7	0:30 (Social F 16 SHEET 1		
GREENFIELD	INDUSTRIAL1		INDUSTRIAL2		1531 10	PD		IESI	REDUC	CTION TO AFFORD	
DOWN MIDDLE UP	DOWN MIDDLE UI	2010	DOWN MIDDLE	UP	2010	DOWN MIDE	LE UP	2010	DOWN 193%	MIDDLE 72%	UP 51%
2011	2011	2011	× ×	A)	2011	vv v.		2011	203%	72%	51%
2013	2013	2013	** **	4)	2012	***		2013	1126%	101%	62%
	2014			* >	2014	· · · · · ·	(*	2014	1208% -218%	105%	62%
2016	2016	2016	** **	(*	2016	***		2016	-277%	214%	79%
	2017	2017	•••	A }	2017	•••		2017	-487% -3226%	175% 141%	72% 66%
2019	2019	2019	** **	A >	2019	- 11	1.4	2019	628%	116%	60%
	2020	2020	** **	A P	2020		A)	2020	285%	99% 87%	56% 51%
2022	2022	2022	**	* >	2022		A)	2022	136%	77%	48%
	2023	2023 2024	*	A >	2023	•••	A)	2023 2024	109%	70% 68%	45% 44%
2025	2025	2025	v v 🔺	4)	2025	** **	A 3	2025	91%	66%	43%
2026	2026	2026	Value Area: Th	4.)	2026	** **	• •	2026	88%	67%	43%
		Subsidy a	15 dwellings (7 Houses 0.2 Hectare site @(75 E Gross profit: (25' Absorption: 50 unit Planning gain at 10 t E0 per unit (rent) & E0 p Sustainability at £1800 20% Affordable H4 70:30 (Social Rent to Int	PH) dph. %) s p.a. 100% er unit (interme per unit using ermediate)	diate)						
Value Area: Three 15 dwellings (7 Houses 8 Flats)	Value Area: Three dwellings (7 Houses 8 Flats)	dw	Value Area: Thre rellings (7 Houses 8			Value Area: dwellings (7 Hous				Area: Three 7 Houses 8 F	lats)
0.2 Hectare site @(75 DPH) dph. Gross profit: (17%)	0.2 Hectare site @(75 DPH) dph Gross profit: (17%)	0.2 H	lectare site @(75 DP Gross profit: (17%)	H) dph.	0.2	2 Hectare site @(7 Gross profit: (75 DPH) dph.		0.2 Hectare s	ite @(75 DPH profit: (17%)) dph.
Absorption: 50 units p.a.	Absorption: 50 units p.a.		Absorption: 50 units p.	э.		Absorption: 50 ur	nits p.a.		Absorptio	n: 50 units p.a.	
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (interm	diate) Subsidy at 6	Planning gain at 100% Oper unit (rent) & £0 per un		Subsidy a	Planning gain at at £0 per unit (rent) & £0		te) Subsid	Planning y at £0 per unit (r	gain at 100% ent) & 60 per unit	(intermediate)
Sustainability at £1800 per unit 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing	Su	stainability at £1800 per	unit	_	Sustainability at £18 20% Affordable	00 per unit	,	Sustainabilit	y at £1800 per u	ınit
70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediat	70:30	% Affordable Hou (Social Rent to Inter	mediate)	70:3	30 (Social Rent to	Intermediate)	7	0:30 (Social F	Rent to Intern	nediate)
TEST 17 SHEET 1 GREENFIELD	TEST 17 SHEET 1 INDUSTRIAL1	TEST 17 SH	HEET 1 INDUSTRIAL2		TEST 17	SHEET 1		TEST	17 SHEET 1	TION TO AFFORD	ARIE
DOWN MIDDLE UP	DOWN MIDDLE UI		DOWN MIDDLE	UP		DOWN MIDE			DOWN	MIDDLE	UP
	2010	2010	* * * * * * * * * * * * * * * * * * *	A P	2010	**		2010	112% 115%	59% 60%	46% 46%
2012	2012	2012	* * A }	* >	2012	••	A >	2012	187%	72%	53%
	2013	2013	** (*	A >	2013	**	A }	2013	204%	76% 77%	53% 53%
2015	2015	2015	**	A >	2015	· · · · · · · · · · · · · · · · · · ·		2015	-7338%	127%	68%
	2016	2016 2017	** **	A P	2016	**	(v	2016	1291% 457%	120% 107%	64%
2018	2018	2018	**	A.)	2018	vv v.	A)	2018	269%	94%	56%
	2019	2019	** **	A P	2019	** **	A)	2019	185%	83% 75%	52% 49%
	2021	2021	**	A }	2021	**	A)	2021	110%	69%	46% 44%
2023	2023	2023	(v A)	4)	2023	** 4	- 7	2023	80%	59%	42%
	2024		A) A)	A }	2024			2024	74%	57% 56%	41% 40%
	2026		A) A)	4)	2026	** *		2026	70%	57%	40%
Value Area: 0 0 dwellings (0) 0 site @(0) oph. Gross profit: 0	Value Area: 0 dwellings (0) 0 site @ (0) oph. Gross profit: 0	Subsidy a	15 dwellings (7 Houses Q 2 Hectare site @(75 E Gross profit: (17) Absorption: 50 unit Planning gain at 16 E 0 per unit (rent) & E 0 p Sustainability at E 1800 20% Affordable He 70-30 (Social Rent to Int Value Area: 0 dwellings (0) O site @(0) oph, Gross profit: 0	PH) dph. %) s p.a. s00% er unit (interme per unit using	rdiate)	Value Area dwellings O site @(0) Gross profit	(0) dph. : 0		dw 0 site Gro	ie Area: 0 ellings (0) @(0) dph. ss profit: 0	
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%		Absorption: 0 Planning gain at 0%			Absorption: Planning gain a	at 0%		Plannir	ng gain at 0%	
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0		Subsidy at 0 Sustainability at 0			Subsidy at Sustainability				bsidy at 0 inability at 0	
0% Affordable Housing	0% Affordable Housing	0	% Affordable Hous	sing		0% Affordable	Housing		0% Affor	dable Housi	ng
	TEST 18 SHEET 1	TEST 18 SH			TEST 18	SHEET 1		TEST	18 SHEET 1		
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UI		INDUSTRIAL2 DOWN MIDDLE	UP	-	DOWN MIDE		-	DOWN	MIDDLE	ABLE UP
0	0	0	- middle	- -	0	- MIDE		0	0%	0%	0%
0	0	0		-	0		-	0	0%	0%	0%
0	0	o e			o =			ő	0%	0%	0%
0	0	0		-	0			0	0%	0%	0% 0%
	0	- i			o –			0	0%	0%	0%
	0	<u> </u>		-	0		-	0	0%	0%	0%
	0	- C		-	0			0	0%	0%	0%
0	0	0		-	0			0	0%	0%	0%
	0	0		-	0			0	0%	0%	0%
0	0	0			0			0	0%	0%	0%
	0	0		-	0		-	0	0%	0%	0% 0%
0	0				0			0	0%	0%	0%
			Value Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at 0% Affordable Ho	0							

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0 - MIDDLE OF	0 DOWN MIDDLE UP	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0% 0% 0%
0	0	0	ŏ I I I	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing
0	0	0	0	0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 DOWN MIDDLE UP	0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0 -	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
o	0	ŏ	ŏ 	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
· - - -	<u> </u>	Value Area: 0 0 dwellings (0) 0 site @ (0) dph.	<u> </u>	0.0000000000000000000000000000000000000

Figure 38 - Sensitivity Testing

Value Area: Three 15 dwellings (7 Houses 8 Flats) 0.2 Hectare site @(75 DPH) dph.		Value A 15 dwellings (rea: Thre			Value	Area: Thre	9		Value	Area: Thre	e		Value	Area: Three	
	().2 Hectare sit				15 dwellings 0.2 Hectare s	(7 Houses 8	Flats)		15 dwellings .2 Hectare s	(7 Houses 8	B Flats)		15 dwelling	s (7 Houses 8 site @(75 DPF	Flats)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Codemic	Absorption	rofit: (20%) n: 50 units p.a gain at 100%		a) Cubati	Absorption	profit: (20%) on: 50 units p. g gain at 100%		Subala	Absorption	profit: (20%) on: 50 units p. g gain at 100%	5	tur) Sutherint	Absorpt Planni	s profit: (20%) ion: 50 units p.a ng gain at 100% (rent) & £0 per unit	
Sustainability at £1800 per unit	SUDSK	Sustainability	at £1800 per	unit	e) Subsi	Sustainabilit	y at £1800 per	unit	Subsid	Sustainabilit	y at £1800 per	unit	te) Subsid	Sustainabil	ity at £1800 per	unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)		20% Affor 30 (Social Re				:30 (Social I	rdable Hou Rent to Inter			:30 (Social F	rdable Hou Rent to Inter			0:30 (Social	ordable Hous Rent to Interr	
TEST 1 SHEET 1 GREENFIELD	TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDU	ICTION TO AFFORE	ABLE
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP.	2010	DOWN 131%	MIDDLE 62%	UP 47%
2011	2011 2012	* *	4)	A)	2011	* *	A)	A }	2011 2012	**		A)	2011	135% 253%	63% 79%	48% 55%
2013	2013 2014	**	(*	A)	2013	• •	**	A }	2013 2014	**	**	A)	2013	285%	83%	56% 56%
2015	2015	**	**	A >	2015	**	**	*	2015	**	**	**	2015	-588%	152%	73%
2016	2017	**		A)	2017	**	**	A P	2017		**	(+	2016 2017	-1313% 1429%	124%	64%
2018	2018 2019	**	**	A >	2018	**	**	A >	2018 2019	**	**	A)	2018	432% 246%	107% 92%	59% 55%
2020	2020 2021	**	(v	A)	2020 2021	••	* *	A }	2020 2021	**	**	A)	2020	170% 128%	82% 74%	51% 48%
2022	2022	**	A)	4)	2022	• •	A)	A P	2022	**	1.4	A)	2022	104%	68%	45% 43%
2024	2024	4.4	A >	4)	2024	1 *	4)	A >	2024		1.	A >	2024	81%	60%	42%
2025	2025 2026	4)	* >	* >	2025 2026	4 ¥	ue Area: Th	A >	2025 2026	**	1+	* >	2025 2026	77% 75%	59% 60%	41% 41%
Value Ayea: Inree		Value P	rea: Inre	e	Sub	G Abse Pla sidy at E0 per ur Sustain 20% 70:30 (Se	tare site @(75 E ross profit: (20' orption: 50 unit: nning gain at 10 nit (rent) & E0 p ability at E1800 Affordable Ho ocial Rent to Int Area: Inre	6) i p.a. i0% er unit (interme per unit using ermediate)			Area: Inre			Value	Area: Inree	
15 dwellings (7 Houses 8 Hats) 0.2 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at 80 per unit (ent) & 80 per unit (intermediate)	(15 dwellings ().2 Hectare sit Gross p Absorption Planning by at £0 per unit (re	7 Houses & ie @(75 DP rofit: (20%) n: 30 units p.: gain at 100% ent) & £0 per ur	3 Flats) H) dph. a. hit (intermediat	(15 dwellings J.2 Hectare s Gross Absorption Planning dy at £0 per unit i	(7 Houses & ifte @(75 DF profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per un	Hats) H) dph. a. it (intermediate)	a	15 dwellings 1.2 Hectare s Gross Absorption Planning by at £0 per unit ((7 Houses & ite @(75 DF profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per un	B Flats) PH) dph. a. bit (intermediate		15 dwelling 0.2 Hectare Gros Absorpt Planni y at £0 per unit	s (7 Houses 8 site @(75 DPH s profit: (20%) ion: 30 units p.a ng gain at 100% (rent) & £0 per unit	f) dph.
Sustainability at £1800 per unit 20% Affordable Housing		Sustainability 20% Affor	at £1800 per dable Hou	unit sing		Sustainabilit 20% Affo	y at £1800 per rdable Hou	unit sing		20% Affo	y at £1800 per rdable Hou	ısing		Sustainabil 20% Aff	ity at £1800 per ordable Hous	unit sing
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1		1:30 (Social Re 2 SHEET 1	ent to Inter	mediate)): 30 (Social I 2 SHEET 1	Rent to Inter	mediate)		:30 (Social F 2 SHEET 1	Rent to Inter	rmediate)	TEST	0:30 (Social 2 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
2010	2010 2011	**	4)	A >	2010	**	A)	A >	2010 2011	**	4 *	A >	2010	131% 143%	62%	47% 48%
2012	2012	••	4.7	4)	2012	••	1 *	A P	2012	••	••	A)	2012	254%	79%	55%
2014	2014	**	~ ~		2014	**	**	A >	2014	**	**	* >	2014	353%	90%	58%
2015	2015 2016	**	••	A)	2015 2016	• •	• •	* *	2015 2016	**	••	**	2015 2016	-601% -1417%	152% 142%	72% 68%
2017	2017 2018	**		A >	2017	• •	* *	A }	2017 2018	* *	• •	(v	2017	1288% 415%	123% 106%	64% 59%
2019	2019 2020	**	4 +	A)	2019	**	**	A }	2019 2020	**	**	A)	2019	239% 166%	91% 81%	55% 51%
2021	2021	* *	A)	A)	2021	••	A >	A }	2021	••	••	A }	2021	126%	73% 67%	48% 45%
2023	2023	**	A)	* >	2023		* >	* >	2023	**	1.	* >	2023	87%	62%	43%
2024	2024 2025	A)	* >	* >	2024 2025	(*	* >	A P	2024 2025	**	1 +	A >	2024 2025	81% 77%	60% 59%	42% 41%
2026	2026	A)	*)	*)	2026		ue Area: Th		2026	V V	1+	A)	2026	75%	60%	41%
Value Area: Three 15 dwellings (7 Houses 8 Flats)		Value A	rea: Thre	e 3 Flats)	Sub	0.2 Hec G Abs Pla sidy at E0 per u Sustain 20% 70:30 (Sc	Affordable Ho cial Rent to Int Area: Thre	PH) dph. 6) i p.a. 0% er unit (interme per unit using ermediate)		15 dwellings	Area: Thre	3 Flats)		Value	Area: Three s (7 Houses 8	Flats)
0.2 Hectare site @(75 DPH) dph. Gross profil: (20%) Absorption: 70 units p. a. Planning gain at 100% Subsidy at £0 per unit (ren!) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing	Subsid	Absorption Planning dy at £0 per unit (re Sustainability 20% Affor	rofit: (20%) n: 70 units p.: gain at 100% ent) & £0 per ur at £1800 per dable Hou	a. hit (intermediate unit		Absorption Planning dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100%	a. iit (intermediate) unit		Absorption Planning By at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p. g gain at 100%	a. hit (intermediat		Gros Absorpt Plannii y at £0 per unit Sustainabil	site @(75 DPI- s profit: (20%) ion: 70 units p.a. ng gain at 100% (rent) & £0 per unit ity at £1800 per prdable Hous	(intermediate)
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1): 30 (Social Re 3 SHEET 1	ent to Inter	mediate)	TEST	30 (Social I 3 SHEET 1	Rent to Inter	mediate)		:30 (Social F 3 SHEET 1	Rent to Inter	mediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_		MIDDLE	UP
2010	2010	**	*)	4)	2010	**	A)	A P	2010	- ;;	1.	A)	2010	129% 134%	62%	47% 48%
2012	2012	**	(*	A)	2012	- ;;	4 *	A }	2012	**	**	A)	2012	254% 273%	79% 82%	55% 56%
2014	2014 2015	**		A)	2014 2015	**	**	A }	2014 2015	**	**	**	2014	-570%	85% 153%	56% 73%
2016	2016 2017 2018	**	**	4)	2016 2017 2018	- ;;	**	4)	2016	- ;;	- ;;	(*	2016	-1185% 1651%	144% 126%	69% 64%
2018	2019	**	••	4)	2019	- ;;	Ü	A >	2018	Ť	÷	A >	2018 2019 2020	446% 253%	93%	59% 55%
2020	2020 2021	**	4 ¥	4)	2020		*)	A }	2020 2021			A)	2021	130%	74%	51% 48% 45%
2022	2022 2023	**	A)	A)	2022	**	*)	A)	2022	**	1.	A)	2022	105% 89%	68% 63%	43%
2024	2024 2025 2026	(v	A)	*)	2024 2025 2026	(v	A)	A } A }	2024 2025 2026	Ť	17	A)	2024 2025 2026	81% 77%	60% 59%	42% 41% 41%
						Val 15 dwe 0.2 Hec G Abs Pla sidy at E0 per u Sustain 20%	ue Area: The lilings (7 Houses tare site @(75 E ross profit: (20' orption: 70 units nning gain at 11 init (rent) & E0 pability at £1800 Affordable Hoccial Rent to Interpretation of the line of the liling and the liling at 11 init (rent) & E0 pability at £1800 Affordable Hoccial Rent to Interpretation of the liling at 11 initial rent to Interpretation of the liling at 11 initial rent in liling at 11 initial rent in liling at 11 initial rent initial rent in liling at 11 initial rent initial rent in liling at 11 initial rent initial rent in liling at 11 initial rent initial rent in liling at 11 initial rent in liling at	8 Flats) PH) dph. 6) p.a. 0% er unit (interme per unit using								

Value Area: T 15 dwellings (7 Hous 0.2 Hectare site @(75 Gross profit: (25 Absorption: 50 uni Planning gain at Subsidy at £0 per unit (rent) & £0 g Sustainability at £180	es 8 Flats) 5 DPH) dph. 3%) ts p.a. 50% per unit (intermediate) 0 per unit		dwellings (0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	Flats) H) dph. a. it (intermedial		dwellings 0.2 Hectare: Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u	Flats) H) dph. a. it (intermediate		dwellings 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe	Flats) PH) dph. a. init (intermediate r unit		dwellings (0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per uni v at £1800 per	Tats) I) dph. I (intermediate
20% Affordable 70:30 (Social Rent to I		70): 30 (Social F	rdable Hou Rent to Inter	rmediate)		0:30 (Social	rdable Hou Rent to Inter	sing mediate)		:30 (Social	Rent to Inte			0:30 (Social F	rdable Hou: Rent to Inter	
TEST 4 SHEET 1 GREENFI	ELD	TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFORI	DABLE
DOWN MIDDL	E UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 116%	MIDDLE 59%	UP 46%
2011	A)	2011	• •	4.)	* >	2011	• •		* >	2011	• •	4.4		2011	119%	59%	46%
2012	* >	2012 2013	**	A)	A }	2012	**	(*	A)	2012 2013	**	**	A)	2012	198% 219%	74%	53% 54%
2014	A)	2014 2015	**	* *	A >	2014	**	**	A)	2014	••	* *	* *	2014	-2044%	79% 132%	54% 68%
2016	A >	2016 2017		**	A)	2016	* *	**	A)	2016 2017	**	* *	(*	2016 2017	2408%	125% 110%	65%
2018	A)	2018	~ ~	~ ~	* >	2018	**	**	A >	2017	**	**	A >	2018	295%	96%	56%
2019	A >	2019 2020	* *	4+	A)	2019	• •		A >	2019	**	• •	A)	2019	195% 144%	84% 76%	53% 49%
2021	A)	2021 2022		A)	4)	2021	• • •	A)	A)	2021 2022	**		A)	2021	113%	70%	46% 44%
2023	A)	2023		A >	* >	2023		A)	A >	2023	• • •	4.4		2023	94% 81%	59%	42%
2024	A >	2024 2025	* *	A)		2024	A >	A)	A)	2024	••	(v	4)	2024	75% 72%	58% 57%	41% 40%
2026	.)	2026	.)	4.)		2026	A >	ue Area: Th	*)	2026	**	4.4	A.)	2026	71%	57%	40%
Value Area: T 15 dwellings (7 Hous 0.2 Hectare site @(75 Gross profit: (2 Absorption: 50 uni Planning gain at 2 Subsidy at £0 per unit (rent) & £0 Sustainability at £180	ies 8 Flats) 5 DPH) dph. 0%) ts p.a. 200% per unit (intermediate)		dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 50 units p.a gain at 200% rent) & £0 per ur	Flats) H) dph. a. hit (intermedial		70:30 (S Value dwellings 0.2 Hectare : Gross Absorpti Plannir idy at £0 per unit	hability at £1800 Affordable Hoocial Rent to Interest Three (7 Houses 8 site @ (75 DP profit: (20%) on: 50 units p. ong gain at 200% (rent) & £0 per units p. ong the second profits of the second p	per unit rusing ermediate) e Flats) H) dph. a. int (intermediate	(dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u tv at £1800 pe	Flats) PH) dph. a. 6 nit (intermediat		dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (n Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% ent) & £0 per uni v at £1800 per	Tats) I) dph. (intermediate
GREENFIELD NDUSTRIAL1 NDUSTRIAL2 PDL REDUCTION TO AFFORD															sing		
TEST 5 SHEET 1		TEST	5 SHEET 1		mediatey	TEST	5 SHEET 1		mediate				iniculate)	TEST	5 SHEET 1		
DOWN MIDDL	ELD E UP	0040	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0040	DOWN		UP	0040	DOWN	MIDDLE	UP 51%
2010	A)	2011	**	A >	A >	2011	**	A)	A)	2011	**	**	A >	2011	187%	70%	51%
2012	A)	2012 2013	**	~ ~	* >	2012 2013	**	**	A)	2012 2013	**	**	1.4	2012	547% 735%	93% 98%	60%
2014	* *	2014 2015	**	* *	A)	2014	• •	**	* b	2014 2015	**	**	**	2014	763% -242%	101% 218%	61% 83%
2016		2016 2017	**	**	A)	2016	**	**	4+	2016 2017	**	**		2016	-320% -628%	198% 165%	78% 71%
2018	A)	2018 2019	* *	**	A)	2018	• •	**	A)	2018 2019	**	* *	4.7	2018	7502% 497%	134% 112%	65%
2020	A)	2020	**	***	A)	2020	**	**	A)	2020	**	Ü	A)	2020	257%	96%	55% 51%
2022	A 3	2022	**	A >	A >	2022		1.4	A >	2022	**	**		2022	130%	76% 69%	48%
1024	A)	2023 2024	~ ~	A)	A }	2023 2024	**	A)	A }	2023 2024	**	**	A }	2023	95%	67%	44%
2025	*)	2025 2026	**	A)	A)	2025 2026	**	A)	A)	2025 2026	**	**	A)	2025 2026	89% 86%	65%	43% 43%
Value Area: T 15 dwellings (7 Hous 0.2 Hectare site @ (76 Cross prefit: Q2) Planning gain at 1 Sadday at E4800 pre und (root) & E00 20% Affordable 1 20% Affordable 1	ses 8 Flats) 5 DPH) dph. 0%) ts p.a. 100%) Subsidy	dwellings ().2 Hectare s Gross Absorptic Planning at £48500 per unit (Sustainability 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	Flats) H) dph. a. unit (intermedia unit		0.2 Hec Abs Pi bsidy at EO per u Sustain 20% 70:30 (S Value dwellings 0.2 Hectare: Gross Absorpt Plannir Sustainabili	ability at £1800 Affordable Ho ocial Rent to Int Area: Thre (7 Houses 8	IPH) dph. (6) (7) (8) (8) (9) (9) (9) (9) (9) (9) (9) (9) (9) (9	(Subsidy	dwellings 0.2 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	Flats) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	ite) Subsid	dwellings (0.2 Hectare s Gross Absorptic Planning by at £48500 per unit (Sustainabilit; 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou:	Tats) d) dph. unit (intermediate unit sing
70:30 (Social Rent to I	ntermediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Interi	nediate)
GREENFI DOWN MIDDL			DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			TION TO AFFORI	ABLE UP
2010 VV A	A)	2010 2011	**	A)	A)	2010		A)	A)	2010 2011	**	A)	A)	2010	83% 84%	44% 44%	36%
2012	A)	2012	* *	A)	A)	2012	**	A)	A)	2012	**	(*	A)	2012	161% 181%	55% 58%	41% 42%
2014	*>	2014	- ; ;	A)	A)	2013	• •	^)	* >	2014	v v	v i	A)	2014	185%	59%	42% 56%
2016	A)	2016		**	A)	2016	**	**	A)	2016		, ,	(*	2016	-890%	102%	53%
017 · · · · · · · · · · · · · · · · · · ·	A)	2017 2018	* *	(*	A)	2017 2018	* *	* *	A }	2017 2018	* *	* *	A)	2017 2018	300%	90% 78%	50% 47%
2019	A)	2019 2020	**	A)	A }	2019 2020	**	A)	A }	2019 2020	* *	* *	A >	2019 2020	172% 120%	68% 62%	44% 41%
1021 · · · · · · · · · · · · · · · · · · ·	A)	2021 2022	* *	A)	A)	2021 2022	• • • • • • • • • • • • • • • • • • •	A)	A)	2021 2022	**	(*	A)	2021 2022	92% 76%	56% 52%	39% 37%
1023	A)	2023 2024	A >	A)	A)	2023	A >	A)	A)	2023 2024	**	A)	A >	2023	65% 61%	49% 48%	35% 35%
1025 A A A A A A A A A A A A A A A A A A A	A)	2025 2026	A)	A)	A)	2025	A)	4)	A P	2025	(v	A)	A)	2025	59% 57%	46% 47%	34% 34%
						Subsidy	15 dw 0.2 Hec (Abs Pli at £48500 per u Sustain 20%	ue Area: The ellings (7 Houses stare site @ (75 E cross profit: (20 corption: 50 unitional military at 1800 abbility at £1800 a Affordable Hoocial Rent to Interest to the elling to the elling the el	8 Flats) PH) dph. %) s p.a. 00% oper unit (in per unit	termedia	ate)						

O.2 Subsidy at	5 dwellings 2 Hectare s Gross Absorptio Planning £25000 per unit (Sustainabilit 20% Affo	Area: Thre (7 Houses & (7 Houses & (75 DF profit: (20%) In: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 per rdable Hou Rent to Inter	3 Flats) PH) dph. a. 6 r unit (intermediate r unit using	Subsidy	dwellings (0.2 Hectare s Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	Flats) H) dph. a. unit (intermedial unit	te) Subsidy	dwellings 0.2 Hectare: Gross Absorpt Plannir at £25000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £22000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. b b crunit (intermediate) crunit using	Subsidy	dwellings (0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. .a. .a. .a. .a. .a. .a. .a.	ite) Subsid	dwellings 0.2 Hectare : Gross Absorpti Plannin by at £25000 per unit Sustainabili	ty at £1800 per ordable Hous	Flats) H) dph. I. unit (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 103%	MIDDLE 52%	UP 41%
2011	••	A) (v	A)	2011	••	A)	4)	2011	••	A)	A)	2011 2012	• •	(¥	A)	2011	106%	52%	41% 47%
2013			. >	2013	**	. >	A >	2013		. >		2013	**	**	. >	2013	225%	68%	48%
2014	* *	(+	4)	2014		A)·	A)	2014		A)	A)	2014 2015	**	**	4)	2014	230% -476%	70% 127%	48%
2016	• •	••	. >	2016	• •	• •	*>	2016	• •	• •	A >	2016	• •	~ ~	٠.	2016	-1069%	119%	60%
2017	**		A)	2017 2018	**	**	A >	2017	••	**	A)	2017 2018	**	**	A)	2017	1170% 356%	104% 90%	56% 52%
2019	* *	~~	A >	2019	* *	4.4		2019	**	4 *	A >	2019	* *	**	A >	2019	203%	78%	48%
2020	**	A):	A)	2020 2021	* *	A)	4)	2020		A)	*>	2020 2021	• • •	**	A >	2020	141%	64%	45% 43%
2022	••	A >	* >	2022	~ v	A)	4)	2022	4.4	A)	A)	2022 2023	• •	(v	A)	2022	87%	58% 55%	40% 38%
2024	1.4	* >	A >	2024	* >	* >		2024	* >	4)	4)	2024	**	A P	A >	2024	69%	53%	38%
2025 2026	A)	A)	A)	2025 2026	A)	A)	4)	2025 2026	A)	A)	A)	2025 2026	**	A)	A)	2025 2026	67%	52% 53%	37% 37%
1!	5 dwellings 2 Hectare s Gross	Area: Thre (7 Houses & (75 DF profit: (20%) in: 50 units p.	B Flats) PH) dph.	(dwellings (0.2 Hectare s Gross	Area: Thre 7 Houses 8 (75 DF profit: (20%) on: 50 units p.	e Flats) H) dph.		Abs Abs Pri at £25000 per u Sustain 20% 70:30 (S Value dwellings 0.2 Hectare : Gross	Affordable Hocial Rent to In Area: Thre (7 Houses 8	%) s p.a. 500% 5000 per unit (int) per unit susing ermediate) Flats) PH) dph.		Value dwellings ().2 Hectare s Gross	Area: Thre (7 Houses 8 isite @ (75 Di profit: (20%) on: 50 units p	Flats) PH) dph.		dwellings 0.2 Hectare s Gross	Area: Three (7 Houses 8 F site @(75 DPI profit: (20%) on: 50 units p.a	Flats) H) dph.
70:3	Planning £36000 per unit (Sustainabilit 20% Affo	gain at 100%	s runit (intermediate runit using	70	Planning at £36000 per unit Sustainabilit	g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	unit (intermedia: unit sing	70	Plannir at £36000 per unit Sustainabili	g gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	6 r unit (intermediate) r unit ising	70	Plannin at £36000 per unit Sustainabilit	g gain at 1009 (rent) & £24000 pe by at £1800 pe ordable Hou	% er unit (intermedia er unit using	7	Plannin ly at £36000 per unit Sustainabili	g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hous	unit (intermediate) unit sing
		GREENFIELD	1	1.25.		INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 94%	MIDDLE 49%	UP 39%
2011	••	A)	A)	2011	**	A)	4)	2011	••	A)	A)	2011 2012	• •	4.)	A)	2011	96% 181%	49% 61%	39% 44%
2013	**		. >	2013	••	. >	A >	2013	••	A >	A >	2013	**	**	.,	2013	204%	63%	45%
2014	**	(+	4)	2014	••	A)·	A)	2014	••	A)	A)	2014 2015	**	**	4)	2014	209% -437%	65% 118%	45% 60%
2016	**		. >	2016	**	**	*>	2016	**	**	A >	2016	**	**	٠.	2016	-985%	111%	57%
2017	**		A)	2017 2018	**	**	A)	2017 2018	**	**	A)	2017 2018	**	**	A)	2017	1081%	97% 84%	53% 50%
2019	• •	••	A >	2019	••	A >		2019	••	4.4	A >	2019	• •	~ ~	A >	2019	189%	74%	46%
2020	**	A):	A)	2020 2021	**	A)	4)	2020	• • •	A)	*>	2020 2021	• •	(*	A >	2020	131%	66%	43% 41%
2022	4.4	A)	* >	2022	(v	A)	4)	2022	~ v	A)	4)	2022 2023	* *	4+		2022	81%	55% 52%	39% 37%
2024	4.)	4)	*)	2024	* >	* >	4)	2024	4)	4)	4)	2023		4)	A >	2024	66%	50%	36%
2025 2026	4)	A)	4)	2025 2026	A)	4)	4)	2025 2026	A)	4)	A)	2025 2026	1 *	A)	4)	2025 2026	63%	49% 50%	36% 36%
	0 dw	e Area: 0			dw	ie Area: 0 ellings (0)		Subsidy	15 dw 0.2 Hec (Abs Pl: at £36000 per u Sustain 20% 70:30 (S Val	Affordable H ocial Rent to In ue Area: 0	s 8 Flats) OPH) dph. %) s p.a. DO% DOO per unit (int per unit	ermedia	Valu dw	ue Area: 0 ellings (b)			dv	ue Area: 0 vellings (0)	
	Gro	@(0) dph. ss profit: 0				e @(0) dph. ss profit: 0			Gn	e @(Ŏ) dph. oss profit: 0				e @(0) dph. ss profit: 0				e @(Ŏ) dph. oss profit: 0	
	Abs	orption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			Alt	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ing gain at 0%	
	Su	bsidy at 0 inability at 0			Su	bsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			Su	ibsidy at 0 sinability at 0			Si	ubsidy at 0 ainability at 0	
	0% Affor	dable Hou	sing			dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing			rdable Hous	ing
TEST 9	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
-	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP	-	REDU DOWN	CTION TO AFFORI	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
ő				o			-	0				0				ő	0%	0%	0%
0		_		0			-	0				0				0	0% 0%	0% 0%	0% 0%
0				0	-		-	0	-		-	0	-	-	-	0	0%	0%	0%
ŏ F				0				o				0				o	0%	0%	0%
0			-	0	-	-	-	0		-		0				0	0% 0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
6			-	0		-		0		-		0	-	-		0	0%	0%	0%
0	-		-	0	-	-	-	0		-		0	-	-	-	0	0% 0%	0% 0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0% 0%	0% 0%
				•					F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: 0 0 devellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsianability at 0 Sustainability at 0 00% Affordable Housing TEST 10 SHEET 1 GREENPELD DOWN MICOLE 0	O Pla	alue Area: 0 dwellings: (0) site @(0) dph. Gross profit: 0 Absorption: 0 noing gain at 0% Subsidy at 0 stainability at 0 fordable Housing 0 0 0 U HOUSTRIAL1 HOUSTRIAL1 MIDOLE UP	d d O sil Gr Affact	lue Area: O wellings (O) und gain at 0% whisky at 0 dainability at 0 do wellings (O) do welling	O s Plai	alue Area: 0 divellings (0) divellin	dive O site Gross Absc Planning Sub Sustain O% Afforc TEST 10 SHEET 1	Area: 0 Illings (0)
Value Area: Three 15 dwellings (7 Houses 8 Fla 0.2 Hectare site @(75 DPH) d Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 10 per unit (eni) & 50 per unit (eni) Sustainability at £600 per unit (eni) 20% Affordable Housing	ts) dwelling ph. 0.2 Hectar Gr Abso Plar ermediate) Subsidy at £0 per t Sustain. 20% A	Je Area: Three js (7 Houses 8 Flats) e site @(75 DPH) dph. oss profit: (20%) ption: 50 units p.a. ning gain at 100% nit (rent) & £0 per unit (intermediate ibility at £600 per unit ffordable Housing	Value dwellings 0.2 Hectare Gross Absorpt Plannii) Subsidy at £0 per unit Sustainabi 20% Aff	o Area: Three (7 Houses 8 Flats) site @(75 DPH) dph. s profit: (20%) tlon: 50 units p.a. ng gain at 100% (rent) & £0 per unit (intermediat litty at £600 per unit ordable Housing	dwelling 0.2 Hectari Gre Absor Plani e) Subsidy at £0 per us Sustaina 20% Ai	Je Area: Three Is (7 Houses 8 Flats) e site @(75 DPH) dph. soss profit: (20%) ption: 50 units p.a. ning gain at 100% nit (rent) & £0 per unit (intermediat- billity at £600 per unit ffordable Housing	dwellings (7 0.2 Hectare sit Gross p Absorptior Planning e) Subsidy at £0 per unit (re Sustainability 20% Affor	urea: Three Houses 8 Flats) Le @ (75 DPH) dph. Le @ (75 DPH) dph. Le Sounits p.a. Legain at 100% Legain at 100% Legain at 600 per unit Legain deble Housing
70: 30 (Social Rent to Intermed TEST 11 SHEET 1 GREENFIELD DOWN MODULE 2010 2011 2012 2013 2014 2014 2015	18te 70: 30 (Soc 18te 18te	al Rent to Intermediate)	TEST 11 SHEET 1 2010 2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2019 2020 2021 2020 2021 2020 2	Rent to Intermediate) INDUSTRIAL2 MIDDLE UP A) - 1 C -	70: 30 (Social Test 11 SHEET 1 2010 DOWN 2011 2012 2013 2014 2015 2016 2017 2017 2019 2017 2019 2017 2019 2019 2019 2019 2019 2019 2019 2019	al Rent to Intermediate)	70:30 (Social Re TEST 11 SHEET 1	minor to Intermediate) mon To AFFORMAL UP 61% 46% 46% 61% 55% 11% 55%
Value Area: Three 15 dwellings (7 Houses & Fla 0.2 Hectare site @(75 DH*) of Acception (75 DH*) of Acception (ts) dwelling ph. 0.2 Hectai Gr Abso Plar ermediate) Subsidy at £0 per u Sustai 20% 4 70:30 (Soci	ue Area: Three js (7 Houses 8 Flats) e site @(75 DPH) dph. oss profit: (20%) pptin so units p.a. ning gain at 100% nit (ren) à £0 per unit (intermediate abality at £0 per unit ffordable Housing il Rent to Intermediate)	Susta 209 70:30 (\$ Value dwellings 0.2 Hectare Gross Absorpt Plannii) Subsidy at 60 per unit Sustainal 20% Aff 70:30 (Social	inability at £000 per unit & Affordable Housing Social Rent to Intermediate) • Area: Three (7 Houses & Flats) site @(75 DPH) dph. s profit: (20%) ion: 50 units p.a. g gain at 100% (rent) & £0 per unit (intermediat bility at £0 per unit ordable Housing Rent to Intermediate)	Valu dwelling 0.2 Hectan Gro Absor Plan subsidy at £0 per u Sustain 20% Ai 70:30 (Socia	ue Area: Three js (7 Houses 8 Flats) e site @(75 DPH) dph. oss profit: (20%) ptinn 50 units p.a. nit (yen) 4 60 per unit (intermediat ability at 60 per unit ffordable Housility al Rent to Intermediate)	dwellings (7 0.2 Hectare sit Gross p Absorptior Planning subsidy at £0 per unit (re Sustainabili 20% Affor 70: 30 (Social Re	urea: Three 'Houses 8 Flats) ie @ (75 DPH) dph. roffi: (20%) i. 50 units p.a. gain at 100% u) à £0 per unit (intermediate) y at £0 per unit dable Housing int to Intermediate)
TEST 12 SHEET 1 GREENPIELD DOWN MIDDLE 2010 2011 2012 2013 2014 2015 2016 2017	TEST 12 SHEET UP 2010 2011 2011 2011 2012 2012 2013 2014 2015 2016 2016 2017 2018 2018 2018 2018 2018 2018 2018 2018		TEST 12 SHEET 1 2010 2011 2012 2013 2014 2015 2016 2016 2017 2018 2020 2020 2021 2022 2023 2024 2026 2026	INDUSTRIAL2 MODUE UP	DOWN 2010 2010 2011 2012 2013 2014 2016 2016 2016 2017 2018 2019 2020 2020 2021 2021 2021 2022 2022		TEST 12 SHEET 1	TION TO AFFORDABLE MIDGLE UP 60% 40% 40% 40% 40% 40% 40% 54% 54
			0.2 He Ab Pl Subsidy at E0 per v Sust	rellings (7 Houses 8 Flats) ctare site @ (75 DPH) dph. Gross profit: (20%) sorption: 50 units p.a. lanning gain at 100% unit (rent) & E0 per unit (intern tainability at E0 per unit & Affordable Housing Social Rent to Intermediate)	nediate)			

O. Subsidy	15 dwellings 2 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainabilit	ite @(75 DF profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	8 Flats) PH) dph. a. 6 nit (intermediate) r unit using	Subsi	dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) H) dph. a. hit (intermediate unit	e) Subsi	dwellings 0.2 Hectare : Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. bit (intermediate) r unit using	Subsi	dwellings 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	5	dwellings (0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	Flats) H) dph. i. it (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 119%	MIDDLE 55%	UP 42%
2011	* *	* >	* >	2011	**	A >	. >	2011	**		A >	2011	**	4.4	A >	2011	123%	56%	43%
2012 2013	**	**	4)	2012 2013		A)	4)	2012		4 ¥	*)	2012 2013	**	**	A)	2012	260%	71%	49% 50%
2014	**	**	4)	2014 2015	**	A }	4)	2014		4 *	A):	2014	••	**	A)	2014	264% -537%	76%	50%
2016	**		A >	2016	**		A >	2016		**	A.)	2016		**	(*	2016	-1196%	128%	61%
2017 2018	**	**	A)	2017 2018	**		A)	2017		**	A }	2017 2018		**	A)	2017	1298%	111%	56% 52%
2019	**		A >	2019	**	4.4	A >	2019			A >	2019	**	**		2019	221%	82%	48%
2020 2021	**	4.7	4)	2020 2021	**	A)	4)	2020	**	A)	A)	2020 2021	**	**	A)	2020	152% 114%	73% 66%	45% 42%
2022	**	* >	*)	2022	~~	. >	* >	2022		.,	A)	2022	**		* >	2022	92%	60%	39%
2023 2024	1 *	* >	*)	2023 2024	A)	A)	4)	2023	A)	A)	A)	2023 2024	**	A)	A)	2023	78%	55% 54%	37% 36%
2025 2026	4.4	A }	A)	2025 2026	A)	A)	A)	2025 2026	A)	A)	A)	2025 2026	**	4.)	A)	2025 2026	69%	52% 53%	36% 36%
1 0.	15 dwellings .2 Hectare s Gross Absorption	Area: Thre (7 Houses i ite @(75 DF pon: 50 units p. g gain at 1009	B Flats) PH) dph. a.	(dwellings (D.2 Hectare s Gross Absorptio	Area: Three 7 Houses 8 ite @(75 DP profit: (20%) sn: 50 units p. g gain at 100%	Flats) H) dph. a.		Abs Pik posidy at E0 per u Sustair 20% 50:50 (S Value dwellings 0.2 Hectare s Gross Absorpti Plannin	ability at £1800 affordable Hocial Rent to In Area: Three (7 Houses & site @(75 DI profit: (20%) on: 50 units p	s p.a. 500% ber unit (intermed) per unit provising ermediate) Flats) H) dph. a.		dwellings 0.2 Hectare s Gross Absorpti	Area: Three (7 Houses 8 ite @(75 Di profit: (20%) on: 50 units p g gain at 1009	Flats) PH) dph.		dwellings (0.2 Hectare s Gross Absorptio	Area: Three 7 Houses 8 I ite @(75 DP) profit: (20%) on: 50 units p.a	Flats) H) dph.
0:1	y at £0 per unit (Sustainabilit	rent) & £0 per u y at £1800 pe rdable Hou Rent to Inte	nit (intermediate) r unit using	0:	dy at £0 per unit (Sustainabilit	rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	nit (intermediate unit sing	0:	idy at £0 per unit Sustainabili	(rent) & £0 per u ty at £1800 pe prdable Hou Rent to Inte	nit (intermediate) r unit ısing	0:	dy at £0 per unit Sustainabili	(rent) & £0 per u cy at £1800 pe ordable Hou Rent to Inte	nit (intermediate r unit using	o	dy at £0 per unit (r Sustainabilit 20% Affo): 100 (Social F 114 SHEET 1	ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	it (intermediate) unit sing mediate)
l	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
2010 2011	••	A)	4)	2010 2011	••	4)	4)	2010	••	A)	A P	2010 2011	••	4)	4)	2010	87%	39% 39%	28% 29%
2012	**	A >	* >	2012	**	A >		2012	**	A >	A F	2012	**			2012	173%	50%	34%
2013 2014	* *	A }	4)	2013 2014	**	A)	4)	2013	**	A)	A)	2013 2014	**	1 *	A)	2013	195% 197%	52% 53%	34% 34%
2015	* *	**	A >	2015	**	~ ~	A >	2015	**	**	A F	2015	**	**		2015	-408% -900%	97%	44%
2016 2017	**		*)	2016 2017	**	1.	A)	2016		**	A):	2016 2017	**	**	A)	2016	-900% 967%	90% 77%	41% 38%
2018 2019	**	4.7	4)	2018 2019	**	4)	4)	2018	**	A)	A):	2018 2019	**	**	A)	2018	287%	66% 57%	35% 32%
2020	**	A >	. >	2020	~ ~	. >		2020	• •	A >	A >	2020	**	4.4	A)	2020	108%	50%	29%
2021 2022	* * (*	A }	4)	2021 2022	* * *	A)	4)	2021	* *	A)	A)	2021 2022	**	A >	A)	2021	79% 64%	45% 41%	27% 25%
2023 2024	4)	A)	4)	2023 2024	A)	A)	A)	2023	A)	A)	A)	2023 2024	4 *	A)	A)	2023	54% 50%	37% 36%	24% 23%
2025	* >	**		2025	* >		**	2025	A >	**	**	2025	4.4	**	**	2025	47%	35%	23%
2026	*)	**	**	2026	*)	**	**	2026	A)	Lue Area: T	aree	2026	.,	**	**	2026	46%	36%	23%
	Valu	ie Area: O			Valu	ie Area: 0		Sul	15 dwe 0.2 Hec 0 Abs Pla psidy at E0 per u Sustain 20% 0:100 (S	ellings (7 House stare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1	s 8 Flats) OPH) dph. %) s p.a. DO% per unit (interme	ediate)	Vali	ue Area: 0			Valu	ie Area: 0	
	O dw O site Gro Abs Plannir Su Susta	rellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hou	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		dw O sit Gro Ab Planni Si Susti	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 erdable Hou	sing		dw O site Gro Ab Planni Se Susta	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elistidy at 0 endable Hou	sing		dw O site Gro Ab: Plannii Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	ing
TEST 1	5 SHEET 1	GREENFIELD MIDDLE	UP	TEST	15 SHEET 1	0 INDUSTRIAL1 MIDDLE	UP	TEST	15 SHEET 1	0 INDUSTRIAL2 MIDDLE	UP	TEST	15 SHEET 1	PDL MIDDLE	UP	TEST	15 SHEET 1 REDUC DOWN	O CTION TO AFFOR MIDDLE	DABLE UP
e l	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ō				ő			-	ő		-		ō				ō	0%	0%	0%
0				0	-	-	-	0	-	-		0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0				0				0	-			ō	0%	0%	0%
0				0		-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0				o o				ō				ō	0%	0%	0%
0			-	0	-	-	-	0	-		-	0			-	0	0%	0% 0%	0% 0%
0	-	-		0	-	-		0	-	-	-	0	-			0	0%	0%	0%
									Р	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: Three 15 dwellings (? Houses 8 Flats) 0.2 Hectare site @(15 DPH) dph. Cross profit: (25%) Absorptin: 50 units p.a. Planning gain at 100%. Sustainability at £1800 per unit 20% Affordable Housing	Value Area: Three dwellings (7 Houses 8 Flats) 0.2 Hectare site @(75 DPH) dph Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 pr unit (ren) & 60 per unit 20% Affordable Housing	0.2 H	Value Area: Thre yellings (7 Houses 8 lectare site @(75 DF Gross profit: (25%) Absorption: 50 units p. Planning gain at 100% 0 per unit (rent) & £0 per unit 10% Affordable Hou	Flats) H) dph. a. hit (intermediate)	0.2 Subsidy a	Value Area: dwellings (7 House 2 Hectare site @(7 Gross profit: (6 Absorption: 50 un planning gain at at £0 per unit (rent) & £6 Sustainability at £18 20% Affordable	ses 8 Flats) 75 DPH) dph. 25%) nits p.a. 100% Der unit (intermedia 00 per unit		dwellings (0.2 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a. g gain at 100%) dph. (intermediate)
70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediat TEST 16 SHEET 1		(Social Rent to Inter		70:3	SO (Social Rent to SHEET 1		7	0:30 (Social F 16 SHEET 1		
GREENFIELD	INDUSTRIAL1		INDUSTRIAL2		1531 10	PD		IESI	REDUC	CTION TO AFFORD	
DOWN MIDDLE UP	DOWN MIDDLE UI	2010	DOWN MIDDLE	UP	2010	DOWN MIDE	LE UP	2010	DOWN 193%	MIDDLE 72%	UP 51%
2011	2011	2011	× × A >	A)	2011	vv v.		2011	203%	72%	51%
2013	2013	2013	** **	4)	2012	***		2013	1126%	101%	62%
	2014			* >	2014	· · · · · ·	(*	2014	1208% -218%	105%	62%
2016	2016	2016	** **	(*	2016	***		2016	-277%	214%	79%
	2017	2017	•••	A }	2017	•••		2017	-487% -3226%	175% 141%	72% 66%
2019	2019	2019	** **	A >	2019	- 11	1.4	2019	628%	116%	60%
	2020	2020	** **	A P	2020		A)	2020	285%	99% 87%	56% 51%
2022	2022	2022	**	* >	2022		A)	2022	136%	77%	48%
	2023	2023 2024	*	A >	2023	•••	A)	2023 2024	109%	70% 68%	45% 44%
2025	2025	2025	v v 🔺	4)	2025	** **	A 3	2025	91%	66%	43%
2026	2026	2026	Value Area: Th	4.)	2026	** **	• •	2026	88%	67%	43%
		Subsidy a	15 dwellings (7 Houses 0.2 Hectare site @(75 E Gross profit: (25' Absorption: 50 unit Planning gain at 10 t E0 per unit (rent) & E0 p Sustainability at £1800 20% Affordable H4 70:30 (Social Rent to Int	PH) dph. %) s p.a. 100% er unit (interme per unit using ermediate)	diate)						
Value Area: Three 15 dwellings (7 Houses 8 Flats)	Value Area: Three dwellings (7 Houses 8 Flats)	dw	Value Area: Thre rellings (7 Houses 8			Value Area: dwellings (7 Hous				Area: Three 7 Houses 8 F	lats)
0.2 Hectare site @(75 DPH) dph. Gross profit: (17%)	0.2 Hectare site @(75 DPH) dph Gross profit: (17%)	0.2 H	lectare site @(75 DP Gross profit: (17%)	H) dph.	0.2	2 Hectare site @(7 Gross profit: (75 DPH) dph.		0.2 Hectare s	ite @(75 DPH profit: (17%)) dph.
Absorption: 50 units p.a.	Absorption: 50 units p.a.		Absorption: 50 units p.	э.		Absorption: 50 ur	nits p.a.		Absorptio	n: 50 units p.a.	
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (interm	diate) Subsidy at 6	Planning gain at 100% Oper unit (rent) & £0 per un		Subsidy a	Planning gain at at £0 per unit (rent) & £0		te) Subsid	Planning y at £0 per unit (r	gain at 100% ent) & 60 per unit	(intermediate)
Sustainability at £1800 per unit 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing	Su	stainability at £1800 per	unit	_	Sustainability at £18 20% Affordable	00 per unit	,	Sustainabilit	y at £1800 per u	ınit
70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediat	70:30	% Affordable Hou (Social Rent to Inter	mediate)	70:3	30 (Social Rent to	Intermediate)	7	0:30 (Social F	Rent to Intern	nediate)
TEST 17 SHEET 1 GREENFIELD	TEST 17 SHEET 1 INDUSTRIAL1	TEST 17 SH	HEET 1 INDUSTRIAL2		TEST 17	SHEET 1		TEST	17 SHEET 1	TION TO AFFORD	ADIE
DOWN MIDDLE UP	DOWN MIDDLE UI		DOWN MIDDLE	UP		DOWN MIDE			DOWN	MIDDLE	UP
	2010	2010	* * * * * * * * * * * * * * * * * * *	A P	2010	**		2010	112% 115%	59% 60%	46% 46%
2012	2012	2012	* * A }	* >	2012	••	A >	2012	187%	72%	53%
	2013	2013	** (*	A >	2013	**	A }	2013	204%	76% 77%	53% 53%
2015	2015	2015	**	A >	2015	· · · · · · · · · · · · · · · · · · ·		2015	-7338%	127%	68%
	2016	2016 2017	** **	A P	2016	**	(v	2016	1291% 457%	120% 107%	64%
2018	2018	2018	**	A.)	2018	vv v.	A)	2018	269%	94%	56%
	2019	2019	** **	A P	2019	** **	A)	2019	185%	83% 75%	52% 49%
	2021	2021	**	A }	2021	**	A)	2021	110%	69%	46% 44%
2023	2023	2023	(v A)	4)	2023	** 4	- 7	2023	80%	59%	42%
	2024		A) A)	A }	2024			2024	74%	57% 56%	41% 40%
	2026		A) A)	4)	2026	** *		2026	70%	57%	40%
Value Area: 0 0 dwellings (0) 0 site @(0) oph. Gross profit: 0	Value Area: 0 dwellings (0) 0 site @ (0) oph. Gross profit: 0	Subsidy a	15 dwellings (7 Houses Q 2 Hectare site @(75 E Gross profit: (17) Absorption: 50 unit Planning gain at 16 E 0 per unit (rent) & E 0 p Sustainability at E 1800 20% Affordable He 70-30 (Social Rent to Int Value Area: 0 dwellings (0) O site @(0) oph, Gross profit: 0	PH) dph. %) s p.a. s00% er unit (interme per unit using	rdiate)	Value Area dwellings O site @(0) Gross profit	(0) dph. : 0		dw 0 site Gro	ie Area: 0 ellings (0) @(0) dph. ss profit: 0	
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%		Absorption: 0 Planning gain at 0%			Absorption: Planning gain a	at 0%		Plannir	ng gain at 0%	
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0		Subsidy at 0 Sustainability at 0			Subsidy at Sustainability				bsidy at 0 inability at 0	
0% Affordable Housing	0% Affordable Housing	0	% Affordable Hous	sing		0% Affordable	Housing		0% Affor	dable Housi	ng
	TEST 18 SHEET 1	TEST 18 SH			TEST 18	SHEET 1		TEST	18 SHEET 1		
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UI		INDUSTRIAL2 DOWN MIDDLE	UP	-	DOWN MIDE		-	DOWN	MIDDLE	ABLE UP
0	0	0	- middle	- -	0	- MIDE		0	0%	0%	0%
0	0	0		-	0		-	0	0%	0%	0%
0	0	o e			o =			ő	0%	0%	0%
0	0	0		-	0			0	0%	0%	0% 0%
	0	- i			o –			0	0%	0%	0%
	0	<u> </u>		-	0		-	0	0%	0%	0%
	0	- C		-	0			0	0%	0%	0%
0	0	0		-	0			0	0%	0%	0%
	0	0		-	0			0	0%	0%	0%
0	0	0			0			0	0%	0%	0%
	0	0		-	0		-	0	0%	0%	0% 0%
0	0				0			0	0%	0%	0%
			Value Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at 0% Affordable Ho	0							

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0 - HIDDLE OP	0 - MIDDLE OF	0 DOWN MIDDLE UP	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0 = = =	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0% 0% 0%
0	0	0	ŏ I I I	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing
0	0	0	0	0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 DOWN MIDDLE UP	0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0 -	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
o	0	ŏ	ŏ 	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
· - - -	<u> </u>	Value Area: 0 0 dwellings (0) 0 site @ (0) dph.	<u> </u>	0.0000000000000000000000000000000000000

Figure 39 - Sensitivity Testing

Value Area: Three		y resu	Area: Three			Value	Area: Thre	2		Value	Area: Three			Value	Area: Three	
50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.	0.4		ngs (50 Fla	ts)	0.		ings (50 Fla	ets)	0		ings (50 Fla	ats)	0	50 dwell	ings (50 Flat site @(120 DF	s)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorptio	orofit: (20%) n: 50 units p.a gain at 100%			Absorpti	profit: (20%) on: 50 units p. q gain at 100%			Absorpti	profit: (20%) on: 50 units p.: q gain at 100%			Absorpt	s profit: (20%) ion: 50 units p.a ig gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	Subsid	ly at £0 per unit (r Sustainability	ent) & £0 per un at £1800 per	it (intermediate unit	e) Subsi	dy at £0 per unit Sustainabilit	(rent) & £0 per un ty at £1800 per	nit (intermediate) unit	Subsic	dy at £0 per unit i Sustainabilit	(rent) & £0 per ur sy at £1800 per	nit (intermediate unit	e) Subsid	y at £0 per unit (Sustainabili	rent) & £0 per unit ty at £1800 per	unit
20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		:30 (Social R SHEET 1	dable Hous ent to Inter			20% Affo): 30 (Social I 1 SHEET 1	rdable Hou Rent to Inter			20% Affo :30 (Social I 1 SHEET 1	rdable Hou Rent to Inter				Rent to Interr	
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	UP
2010	2010 2011	**	**	A)	2010 2011	**	**	* >	2010 2011	**	**	A >	2010	-244% -131%	82% 107%	47% 53%
2012	2012 2013	**	* *	A >	2012 2013	* *	**	A P	2012 2013	**	**	**	2012 2013	-84% -79%	171% 206%	62% 63%
2014 ** ** ** ** 2015	2014 2015	**	**	**	2014	**	* *	* *	2014 2015	**	**	**	2014 2015	-55% -43%	3862% -215%	79% 107%
2016 • • • • • • • • • • • • • • • • • • •	2016 2017	**	**	A)	2016 2017	**	* *	* * * * * * * * * * * * * * * * * * *	2016 2017	**	* *	* *	2016 2017	-49% -59%	-286% -896%	91% 76%
2018	2018 2019 2020	**		A)	2018 2019 2020		**	A) A)	2018 2019 2020	**	• •	(v	2018 2019 2020	-76% -111%	239%	56% 49%
2021 · · · · · · · · · · · · · · · · · · ·	2020 2021 2022	**	**	4)	2021	•••		A)	2020 2021 2022	**	**	A)	2021	-895%	109%	45% 41%
2022 VV VV A) 2024 VV VV A)	2022 2023 2024	- ; ;	A)	4)	2023	- ; ;	17	A)	2022 2023 2024	**	- ;;	A)	2022	203%	74%	38%
2025 VV (V A)	2025	**	4)	A)	2025	•••	1 *	A)	2025	**	**	A)	2025	134%	69%	37% 36%
Value Area: Infree		Value i	area: Inree	•	Sub	0.46 Hec G Abs Pla sidy at £0 per u Sustair 20% 70:30 (Si	dwellings (50 F tare site @(120 foross profit: (20* orption: 50 unit: inning gain at 10 nit (rent) & E0 p sability at £1800 Affordable Ho coial Rent to Int Area: Inre	DPH) dph. %) s p.a. 00% er unit (interme per unit using ermediate)	diate)	value	Area: Inre	e		Value	Area: Inree	
50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100%	0.4	50 dwellir 46 Hectare si Gross i Absorptio	ngs (50 Fla	ts) PH) dph. ı.	0.	50 dwell 46 Hectare s Gross Absorpti	ings (50 Fla	ats) PH) dph. a.		50 dwelli 46 Hectare s Gross Absorpti Plannin	ings (50 Fla lite @(120 D profit: (20%) on: 30 units p.: g gain at 100%	ats) IPH) dph. a.		50 dwell .46 Hectare : Gross Absorpt	ings (50 Flat site @(120 DF profit: (20%) ion: 30 units p.a ig gain at 100%	H) dph.
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 2 SHEET 1	70	y at £0 per unit (r Sustainability 20% Affor :30 (Social R 2 SHEET 1	at £1800 per rdable Hous ent to Intern	unit sing	70	dy at £0 per unit Sustainabilit	(rent) & £0 per ui ty at £1800 per prdable Hou Rent to Inter	nit (intermediate) unit s ing	70	Sustainabilit 20% Affor 30 (Social I 2 SHEET 1	ry at £1800 per prdable Hou Rent to Inter	unit Ising	70	y at £0 per unit (Sustainabili 20% Affe 0:30 (Social 2 SHEET 1	rent) & £0 per unit ty at £1800 per ordable Hous Rent to Intern	unit i ing nediate)
GREENFIELD DOWN MIDDLE UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN AND TO SERVICE A	MIDDLE	UP 49%
2011	2010 2011 2012	**	**	*>	2010	**	**	A)	2010 2011 2012	**	**	A) (v	2010	-187% -109% -81%	123%	56%
2012	2012 2013 2014	**	**	A)	2012		**	A)	2012 2013 2014	**	**	**	2012	-68% -49%	309%	68%
2015	2015 2016	* *	**	**	2015	• •		• •	2015 2016	• •	• •		2015	-45% -51%	-240% -359%	100% 85%
2017	2017 2018	**	**	A)	2017 2018	* *	* *	4 *	2017 2018	**	**	**	2017 2018	-63% -84%	-3575% 414%	72% 61%
2019	2019 2020	**	**	A)	2019	* *	* *	A)	2019 2020	**	**	A)	2019	-128% -268%	201% 133%	53% 47%
2021	2021 2022	**	**	A)	2021 2022	**	* *	A }	2021 2022	**	**	A)	2021 2022	-28899% 314%	99% 81%	43% 40%
2023 VV VV A) 2024 VV (V A)	2023 2024	**	A)	4)	2023	* *	1 *	* >	2023 2024	**	* *	*>	2023	186% 147%	73% 69%	38% 37%
2025	2025 2026	* *	(v	4)	2025 2026	* *	(v	A >	2025 2026	**	• •	A >	2025 2026	132% 126%	70% 76%	36% 36%
Value Area: Three		Value /	Area: Three	•	Sub	0.46 Hec G Abs Pla sidy at E0 per u Sustair 20% 70:30 (Si Value	ue Area: The dwellings (50 F are size @(120 are size mode) for profit: (20 orption: 30 unit: unning gain at 11 init (rent) & £0 pability at £1800 affordable Hocial Rent to Int Area: Threings (50 Flates)	lats) DPH) dph. %) s p.a. 10% er unit (interme per unit ussing ermediate)	diate)	Value 50 duolli	Area: Thre	e ott)		Value 50 dual	Area: Three	
50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (ent) & £0 per unit (intermediate) Sustainability at £1800 per unit		Absorptio Planning ly at £0 per unit (r	orofit: (20%) n: 70 units p.a gain at 100%	i. it (intermediate		46 Hectare s Gross Absorpti Plannin dy at £0 per unit	site @(120 D profit: (20%) on: 70 units p. g gain at 100%	PH) dph. a. hit (intermediate)		46 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ite @(120 D profit: (20%) on: 70 units p.: g gain at 100%	PPH) dph. a. bit (intermediate		Gross Absorpt Plannir y at £0 per unit (lings (50 Flat site @(120 DF sprofit: (20%) ion: 70 units p.a ig gain at 100% rent) & £0 per unit ty at £1800 per	(intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 GREENFIELD		20% Affor :30 (Social R	dable Hous	sing	70 TEST	20% Affo 0: 30 (Social 3 SHEET 1	rdable Hou	sing		20% Affo :: 30 (Social I	rdable Hou	ising		20% Affo 0:30 (Social 3 SHEET 1	Rent to Interr	ing nediate)
2010 VV A A A A A A A A A A A A A A A A A A	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010		MIDDLE 83%	
2012	2012 2013	**	-::	A)	2012 2013	- ; ;	**	A)	2012 2013	**	**	**	2012 2013	-84% -77%	174% 217%	62%
2014	2014 2015	**	**	**	2014 2015	**	**	**	2014 2015	**	**	**	2014 2015	-59% -42%	897% -194%	76% 115%
2016 V V V V V V V V V V V V V V V V V V V	2016 2017 2018	**	**	(*	2016 2017 2018	- ;;	Ü	V V	2016 2017 2018	**	**		2016 2017 2018	-47% -56% -71%	-241% -538%	98% 81% 68%
2019 2020	2019 2020		**	4)	2019	**	**	A)	2019 2020	**	**	(v	2019 2020	-100% -168%	289% 169%	58% 51%
2021	2021 2022	**	* *	A)	2021 2022	**	**	A >	2021 2022	* *	* *	A)	2021	-499% 718%	118% 91%	46% 42%
2023 2024 2025	2023 2024 2025	**	(v	4)	2023 2024 2025	- ;;	(v	A) A)	2023 2024 2025	- ;;	- ;;	A) A)	2023 2024 2025	225% 169%	76% 72% 68%	39% 38% 37%
2026	2026	**	4)		2026	Val	ue Area: Th	* >	2026			*,	2026	131%	73%	37%
					Sub	0.46 Hec 0.46 Hec Abs Pla sidy at £0 per u Sustair 20%	dwellings (50 f tare site @(120 iross profit: (20 orption: 70 unit: unning gain at 10	lats) DPH) dph. %) s p.a. 00% er unit (interme per unit	diate)							

Value Area: Three 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 50% Subsidy at 60 per unit (red) & 60 per unit 20% Affordable Housing		dwellin 46 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50%	s) PH) dph. a. iit (intermediat unit		dwellii 46 Hectare Gros: Absorpt Planni dy at £0 per unit Sustainabil	Area: Three ngs (50 Flat site @(120 E s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	s) PH) dph. a. iit (intermediate		dwellin 46 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50%	ts) DPH) dph. a. init (intermedia r unit		dwellir J.46 Hectare s Gross Absorpti Plannii ly at £0 per unit (Sustainabili	Area: Three ngs (50 Flats site @(120 Dl profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per unit y at £1800 per ordable Hous	i) PH) dph. t (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 4 SHEET 1): 30 (Social F 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)	TEST	:30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inter	mediate)
GREENFIELD	1.25.		INDUSTRIAL1	г			INDUSTRIAL2	I			PDL	ı		REDU	CTION TO AFFORI	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	-456%	MIDDLE 73%	UP 45%
2011	2011	• •	••	A)	2011	**	••	A)	2011	••	**	4+	2011	-174% -103%	92%	50% 57%
2013	2013	**	~ ~		2013	* *	• •	A F	2013	••	* *	٠.٠	2013	-94%	155%	58%
2014	2014 2015	**	**	* *	2014	**	**		2014 2015	**	**		2014	-62% -48%	552% -359%	72% 92%
2016	2016 2017	**	* *	4.4	2016 2017	**	**	~ v	2016 2017	**	**	~~	2016 2017	-55% -67%	-592%	81%
2018	2018	**	**	A)	2017	**	**	A >	2017		**	1.	2017	-91%	319%	60%
2019	2019		• •	A)	2019	**	**	A >	2019	**	**	A >	2019	-142% -322%	174%	52% 47%
2021	2021	**			2021	**	• • •	A >	2021	V.	**	A.)-	2021	1585%	93%	42%
2022	2022 2023	V V	(v	A)	2022	**	* *	A)	2022 2023		* *	A)	2022	261% 154%	77% 68%	39% 37%
2024	2024	**	.)	A)	2024	**	A)	A)	2024	**	**	* >	2024	126%	65%	36%
2025 · · · · · · · · · · · · · · · · · · ·	2025 2026	**	.)	* >	2025	**	Lue Area: Ti	A >	2025 2026	**	**	A)	2025 2026	111%	63%	35% 35%
Value Area: Three 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%)	0.	dwelling 46 Hectare s Gross	profit: (20%)	s) PH) dph.		sidy at £0 per u Sustai 209 70:30 (5 Value dwelli .46 Hectare Gros:	sorption: 50 unit lanning gain at 5 gunit (rent) & £0 gunit (rent)	o% er unit (interm per unit using ermediate) e s) PH) dph.		dwellin 46 Hectare s Gross	profit: (20%)	ts) DPH) dph.	0	dwellir : 46 Hectare: Gross	Area: Three ngs (50 Flats site @(120 Di profit: (20%)	i) PH) dph.
Absorption: 50 units p.a. Planning gain at 200% Subsidy at 6 per unit (ren!) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)		Absorption Planning dy at £0 per unit (Sustainability	on: 50 units p.a g gain at 200% rent) & £0 per un y at £1800 per rdable Hou	it (intermediat unit sing		Absorpt Plannii dy at £0 per unit Sustainabil 20% Aff	ion: 50 units p. ng gain at 200% (rent) & £0 per u ity at £1800 per ordable Hou Rent to Intel	nit (intermediate unit unit		Absorpti Plannin dy at £0 per unit i Sustainabilit	on: 50 units p. g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	.a. 6 nit (intermedia r unit using		Absorpti Plannin ly at £0 per unit (Sustainabili 20% Affo	on: 50 units p.a g gain at 200% rent) & £0 per unity at £1800 per ordable Hou: Rent to Interio	t (intermediate unit sing
TEST 5 SHEET 1 GREENFIELD	TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL			5 SHEET 1	CTION TO AFFORI	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 53%
2011	2011	**	**	*)	2011	**	**	4)	2011		**		2011	-87%	155%	60%
2012	2012 2013	* *	**	(*	2012	**	**	1.	2012 2013	**	**	**	2012 2013	-62% -59%	572%	74% 75%
2014	2014 2015	* *	* *	**	2014	**	**		2014 2015	**	**	**	2014 2015	-45% -36%	-342% -119%	100% 158%
2016	2016 2017	* *	* *	- ; ;	2016	**	**	**	2016 2017	**	**	**	2016	-40% -47%	-141% -217%	125% 96%
2018	2018 2019	* *	* *	4 *	2018	**	••	••	2018 2019	••	**	**	2018	-58% -77%	-567%	78%
2020	2020	• •	**	A >	2020	**	**	A Þ	2020	· ·	**	(+	2020	-115%	276%	56%
2021	2021 2022	**	~ ~	A):	2021	**	• • •	A P	2021 2022	• • •	**	A)	2021	-210%	114%	49% 45%
2023	2023	· ·	**	A)	2023	**	* *	A)	2023 2024	* *	* *	A)	2023 2024	532% 299%	93% 87%	41% 40%
2025	2025 2026	• •		A)	2025	* *	**	A)	2025 2026	• •	* *	A)	2025	226% 206%	83%	39% 39%
Value Area: Three 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (200 DPH) dph. Absorption: 50 units p.a. Absorption: 50 units p.a. Subdidy at 68050 per unit profit Actions per unit profit Action per unit 20% Affordable Housing) Subsidy	dwelling 46 Hectare s Gross Absorption Planning at £48500 per unit (Sustainabilit; 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit sing	O.	0.46 He Ab Pi ssidy at EO per v Sustai 209 70:30 (\$ Value dwelli 46 Hectare Gross Absorpt Planni at £48500 per uni Sustainabil 20% Affr	dwellings (50 licture site @(120 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: (20 High Fig. 1) and (20 High Fig. 1	DPH) dph. (b) (c) (c) (c) (d) (d) (d) (d) (d	O.	dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	ts) DPH) dph. .a. 6 r unit (intermedi r unit using		dwellir .46 Hectare : Gross Absorpti Plannin y at £48500 per unit Sustainabili	Area: Three gs (50 Flats site @ (120 Di profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou:	i) PH) dph. . unit (intermediate unit
70:30 (Social Rent to Intermediate) TEST 6 SHEET 1): 30 (Social F 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		:30 (Social I 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP			CTION TO AFFORI	DABLE UP
2010	2010 2011	* *	*)	A)	2010	**	4+	4)	2010 2011	**	* *	A)	2010	-105% -55%	47% 58%	30% 34%
2012	2012	* *	* *	A)	2012		**	A)	2012	**	* *	A)	2012	-35% -32%	93% 112%	39% 40%
2014	2014			4)	2014	• • •	**	A P	2014			**	2014	-32%	2150%	51%
2015	2015 2016	**	• •	4 +	2015 2016	• • •	**	* ¥	2015 2016	**	**	**	2015 2016	-19% -23%	-123% -166%	70% 61%
2017	2017 2018	**	* *	A)	2017 2018	• •	**	A }	2017 2018	**	**	(v	2017 2018	-29% -39%	-531% 395%	52% 45%
2019	2019	• •	• •	A)	2019	• •	**	A)	2019	• •	• •	A)	2019	-60% -114%	148% 94%	40% 36%
2021	2021	**		4)	2021	• •	**	A)	2021	**		A)	2021	-527%	71% 58%	33% 31%
2023	2023		A)	4)	2023		A }	A >	2023			* >	2023	126%	51%	29%
2024	2024 2025	**	4)	A)	2024 2025		A)	A)	2024 2025	**	1 *	A)	2024 2025	98% 85%	49% 47%	29% 28%
2006 4 4 4 4	2026		-,	*)	2026 Subsidy	50 0.46 He Ab Pl at £48500 per u Sustai	lue Area: Ti dwellings (50 li tare site @(120 Gross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & £26 nability at £1800 6 Affordable Ho social Rent to Int	lats) DPH) dph. %) s p.a. 00% 000 per unit (in per unit	2026 termedia	te)		۸)	2026	61%	51%	28%

50 dw 0.46 Hectar Gr Abso Plar Subsidy at £25000 per	ue Area: Three vellings (50 Flats re site @(120 DPI ross profit: (20%) orption: 50 units p.a. nning gain at 100% unit (rent) & E22000 per un	H) dph.		dwellin 46 Hectare s Gross Absorptio Planning at £25000 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	s) PH) dph. a. unit (intermedia		dwellin 46 Hectare Gross Absorpt Plannir at £25000 per unit	Area: Three ags (50 Fla site @(120 E) profit: (20%) ion: 50 units p. 1009 (rent) & £22000 pe	ts) DPH) dph. a. 6 r unit (intermediate		dwellir 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 po	ts) DPH) dph. .a. 6 ir unit (intermedia		dwellir .46 Hectare s Gross Absorpti Plannin y at £25000 per unit	Area: Three ngs (50 Flats site @(120 Dl profit: (20%) ion: 50 units p.a ig gain at 100% (rent) & £22000 per	s) PH) dph unit (intermediate
20% A	ability at £1800 per u Affordable Housi ial Rent to Interm	ing	70	Sustainabilit 20% Affo 30 (Social F	y at £1800 per rdable Hou Pent to Inter	sing	70	20% Aff	ty at £1800 pe ordable Hou Rent to Inte	ısing	70	Sustainabili 20% Affo 30 (Social	y at £1800 pe ordable Hou Pent to Inte	using	7	20% Affo	ty at £1800 per ordable Hou: Rent to Interi	sing
TEST 7 SHEET 1	GREENFIELD	iediate)		7 SHEET 1	INDUSTRIAL1	mediate		7 SHEET 1	INDUSTRIAL2	mediate		7 SHEET 1	PDL	illediate)	TEST	7 SHEET 1	ICTION TO AFFORI	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 38%
2011	**	4)	2011		**	A)	2011	**	**	A >	2011			4)	2011	-87%	79%	42%
2012	**	* >	2012 2013	**	**	A >	2012	**	**	A)	2012 2013	**	**	(*	2012	-56% -52%	126% 152%	49% 50%
2014	**	4 *	2014 2015	**	**	A)	2014	**	**	A P	2014 2015	**	**	**	2014	-37% -30%	2873% -162%	63% 85%
2016	**	V V	2016	V V	• •	(v	2016	* *		Ü	2016	**	**	**	2016	-34%	-217%	74%
2017	**	4 ¥	2017 2018	**	**	A >	2017 2018	• •	**	A)	2017 2018	**	**	1.4	2017	-42% -55%	-686% 503%	62% 54%
2019	**	A)	2019 2020	**	**	A)	2019	• •	• •	A }	2019 2020	* *	* *	A)	2019	-81% -151%	187% 118%	47% 42%
2021	**	A)	2021 2022	**	* *	A)	2021	**	17	A)	2021 2022	• •	**	A)	2021	-683% 344%	86% 69%	38% 35%
2023	4.4	*)	2023		. >	A >	2023	~ ~	A >	. >	2023	**	**	A)	2023	158%	61%	33%
2024	(v	4)	2024 2025	* *	A)	A)	2024	**	A)	A)	2024 2025	**	**	A)	2024	123% 105%	58% 56%	32% 32%
2026	(*	^)	2026	**	4)	*)	2026	Va	Lue Area: Ti	* >	2026	**	**	^)	2026	100%	60%	32%
50 dw 0.46 Hectal Gi Abso Plar Subsidy at £36000 per Sustains 20% A	ue Area: Three veilings (50 Flats re site @(120 DP) ross profit: (20%) reption: 50 units p.a. nning gain at 100% unit (en) a 22000 per unit (en) a 22000 per unit (en) a 22000 per unit (en) a 2000 p	H) dph. nit (intermediate) init ing	Subsidy	dwellin 46 Hectare s Gross Absorptic Planning at £36000 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit	te) Subsidy	20% 70:30 (S Value dwellii .46 Hectare Gross Absorpt Plannii at £36000 per unit Sustainabili 20% Affe	nability at £1800 5 Affordable Him Area: Three ngs (50 Fla site @(120 E profit: (20%) ton: 50 units p. ng gain at 1009 (rent) & £24000 pe ty at £1800 pe ty at £1800 pe Drodable Hou Rent to Inte	ermediate) e tis) PH) dph. a. b. f. r unit (intermediate) r unit) Subsidy	dwellin 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili:	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	ts) DPH) dph. a. a. 6 r unit (intermedia r unit	nte) Subsid	dwellir .46 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabili 20% Affc 0: 30 (Social	Area: Three ngs (50 Flats site @(120 Dl profit: (20%) ion: 50 units p.a. ig gain at 100% (rent) & £24000 per ty at £1800 per ordable Hous Rent to Interi	i) PH) dph unit (intermediate unit
TEST 8 SHEET 1	GREENFIELD	•		8 SHEET 1	INDUSTRIAL1	•		8 SHEET 1	INDUSTRIAL2			8 SHEET 1	PDL	•		8 SHEET 1	ICTION TO AFFORI	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN -136%	MIDDLE 55%	UP 34%
2011	··	* >	2011	**	1 🕶		2011	**	••	A >	2011	**	**	A)	2011	-72%	69%	38%
2012	**	->	2012 2013	**	**	4)	2012	**	**	4)	2012 2013	**		(*	2012	-46% -43%	110%	44% 45%
2014	**	**	2014 2015	**	**	* *	2014	**	**	* *	2014 2015	**	**	**	2014	-31% -25%	2533% -143%	57% 78%
2016	••	* *	2016 2017	V V	••	A 3	2016	••	••	4.7	2016 2017	••	**	••	2016 2017	-29%	-193% -613%	68% 58%
2018	, ,	* >	2018	**	**	A)	2018	**	**	A >	2018	**	**	(*	2018	-47%	452%	50%
2019	**	* >	2019 2020	**	**	A >	2019	**	**	A)	2019 2020	**	**	A)	2019	-71% -134%	169% 107%	43% 39%
2021	1 **	*)	2021 2022	* * * *	**	A)	2021	* *	1.4	A)	2021 2022	**	**	A)	2021	-609% 309%	79% 64%	36% 33%
2023	A >	* >	2023	* *	. >		2023	* *	A >	. >	2023	* *	* *	A)	2023	143%	56%	31%
2024 2025 2026	A)	A)	2024 2025 2026	**	A)	A)	2024 2025 2026	• • •	A) A)	A) A)	2024 2025 2026	**	**	A)	2024 2025 2026	96%	54% 52% 56%	31% 30% 30%
O Pla	Value Area: 0 dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 anning gain at 0% Subsidy at 0 sustainability at 0 ffordable Housin	ng		dw O site Gro Ab: Plannli Su Susta	Je Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hou:	sing	Subsidy	Abb Pi at £36000 per u Sustai 209 70:30 (\$ Val dv O sit Gr Al Plann S	ctare site @(120 Gross profit: (20 Gross profit: (20 Gross profit: 50 Gross paint (20 Gross profit: 60 Gross profi	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)	termedia	Vali dw 0 sit Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou	sing		dw O sit Gro Ab Planni Si Sust	ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	ing
TEST 9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ. ¯	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_		MIDDLE	DABLE UP
0 -	-		0	-	-	-	0	=	-	-	0	=	-	-	0	0%	0% 0%	0% 0%
0 -	-		0			-	0				0			-	0	0% 0%	0%	0%
0 -	-		0 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0 -	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0 -	-		0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0 _		- 1	0 0	-		-	0				0			-	0	0% 0%	0% 0%	0% 0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0 -			0	-		-	0				0	-			0	0%	0%	0%
0 -			ō				ő		-	-	ō	=			ő	0%	0%	0%
								ı	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustatianability at 0 0% Affordable Housing 0	g O% Aff	Ilue Area: 0 wellings (0) tite (20) dph. ross profit: 0 blosorption: 0 ning gain at 0% Subsidy at 0 tainability at 0 ordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housi 0	-	Value Area: 0 dwellings (0) 0 site © (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
TEST 10 SHEET 1 DOWN MIDDLE UP	TEST 10 SHEET 1 DOWN MIDDLE	TEST 10 SHEET 1 UP DOWN	INDUSTRIAL2 MICOLE UP	ST 10 SHEET 1 PDL DOWN MODLE	UP	SHEET REDUCTION TO AFFORDABLE DDWN MIDDLE UP O% O% O% O% O% O% O% O
Value Area: Three 50 dwellings (5 50 Fats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subdidy at 150 per unit (ent) & 10 per unit (entermediate) Sustainability at £600 per unit 20% Affordable Housing	Value Area: Three dwellings (50 Flats) 0.46 Hectare site @ (120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rent). & 50 per unit (rent). & 50 per unit (rent). & Affordable Housin 20% Affordable Housin	dwell 0.46 Hectare Gro Absorp Plann ntermediate) Subsidy at £0 per un Sustainal 20% Af	ss profit: (20%) itlon: 50 units p.a. ing gain at 100% it (rent) & £0 per unit (intermediate) illity at £600 per unit fordable Housing	Value Area: Three dwellings (50 Flats 0.46 Hectare site @(120 DF Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% ubidy at 60 per unit (rent) & 60 per unit Sustainability at £600 per u 20% Affordable Hous) H) dph. 0.4 (intermediate) Subsidy solit	Value Area: Three dwellings (50 Flats) 6 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% at E0 per unit (rem) & E0 per unit (intermediate) Sustainability at E600 per unit
70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP	70: 30 (Social Rent to Interme TEST 11 SHEET 1 INDUSTRIAL1 DOWN MIDDLE		I Rent to Intermediate) INDUSTRIAL2 MIDDLE UP 2010	70:30 (Social Rent to Intern ST 11 SHEET 1 PDL DOWN MIDDLE	00 TEST 11	30 (Social Rent to Intermediate) I SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP -329% 77% 46%
	2011 ** ** 2012	2011 · · · · · · · · · · · · · · · · · ·	2011		(v 2011 v v 2012	-153% 98% 51% -94% 148% 59%
	2013	2013 VV 2014 VV	2013		2013 2014	-87% 174% 60% -60% 819% 75%
2015	2015	2015	2015	5	2015	-46% -277% 98% -52% -403% 85%
2017	2017	▲ > 2017 ▼ ▼	· · · 2017	7	2017	-63% -7014% 72%
2019	2018 VV VV 2019 VV	2018 · · · · · · · · · · · · · · · · · · ·	2018	9 ** **	2018	-84% 407% 62% -126% 197% 54%
	2020 ** **	2020 VV 2021 VV	2020 2021		2020	-255% 133% 48% -7094% 99% 43%
	2022	2022	2022		2022	320% 80% 40% 172% 71% 37%
2024	2024	2024	A) A) 2024	4 ••	2024 2025	138% 67% 36% 120% 65% 36%
	2026	2026	2026		2026	114% 70% 36%
		5 0.46 H A I Subsidy at E0 per Sust	alue Area: Three 0 dwellings (50 Flats) sctare site @ (120 DPH) dph. Gross profit: (20%) sospribin: 50 units p.a. Planning gain at 100% unit (rent) & E op per unit (intermediate ainability at £600 per unit % Affordable Housing Social Rent to Intermediate)	e)		
Value Area: Three 50 dwellings (50 Flats)	Value Area: Three dwellings (50 Flats)	Valu dwell	e Area: Three ings (50 Flats)	Value Area: Three dwellings (50 Flats)	Value Area: Three dwellings (50 Flats)
0.46 Hectare site @(120 DPH) dph. Gross profit: (20%)	0.46 Hectare site @(120 DPH) Gross profit: (20%)) dph. 0.46 Hectare	site @(120 DPH) dph. ss profit: (20%)	0.46 Hectare site @(120 DF Gross profit: (20%)	H) dph. 0.4	6 Hectare site @(120 DPH) dph. Gross profit: (20%)
Absorption: 50 units p.a. Planning gain at 100%	Absorption: 50 units p.a. Planning gain at 100%	Absorp	ition: 50 units p.a. ling gain at 100%	Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 units p.a. Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit	Subsidy at £0 per unit (rent) & £0 per unit (in Sustainability at £0 per unit	ntermediate) Subsidy at £0 per un Sustaina	it (rent) & £0 per unit (intermediate) Sui ability at £0 per unit	bsidy at £0 per unit (rent) & £0 per unit Sustainability at £0 per un	it	at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	20% Affordable Housin 70:30 (Social Rent to Interme	ig 20% Af	fordable Housing	20% Affordable House 70:30 (Social Rent to Intern	ing	20% Affordable Housing 30 (Social Rent to Intermediate)
TEST 12 SHEET 1 GREENFIELD	TEST 12 SHEET 1	TEST 12 SHEET 1		ST 12 SHEET 1		2 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE	UP DOWN	MIDDLE UP	DOWN MIDDLE	UP	DOWN MIDDLE UP
2011	2010 •• • • • • • • • • • • • • • • • • •	2010 VV	2010 2011	1 ** **	2010	-398% 75% 45% -167% 94% 50%
	2012 ** ** **	2012 VV 2013 VV	2012		(v 2012 v v 2013	-99% 139% 58% -92% 161% 59%
2014	2014	2014	· · · 2014	4	2014 2015	-62% 596% 73% -47% -323% 94%
2016	2016	2016	· · · 2016	8 ** **	2016	-54% -506% 82%
	2017	2016 2017 2018	2017		2017	-66% 2892% 70% -88% 348% 61%
2019	2019	2019	2019 2020	9 ** **	2019	-136% 182% 53%
2021	2021	A > 2021	▲ ▶ 2021	1 ** **	▲ ▶ 2021	2862% 95% 43%
	2022	2022 · · · · · · · · · · · · · · · · · ·	2022		2022	279% 78% 39% 160% 69% 37%
2024	2024	2024 VV	A) A) 2024	4	2024	130% 66% 36% 114% 64% 35%
	2025	▲ ▶ 2026	4 ¥ 2026		2025	114% 64% 35% 109% 68% 35%
		5 0.46 H A I Subsidy at E0 per Sur 20	alue Area: Three 0 dwellings (50 Flats) schare site @(120 DPH) dph. Gross profit: (20%) sospribin: 50 units p.a. Planning gain at 100% unit (rent) & E oper unit (intermediate stainability at £0 per unit % Affordable Housing Social Rent to Intermediate)	e)		

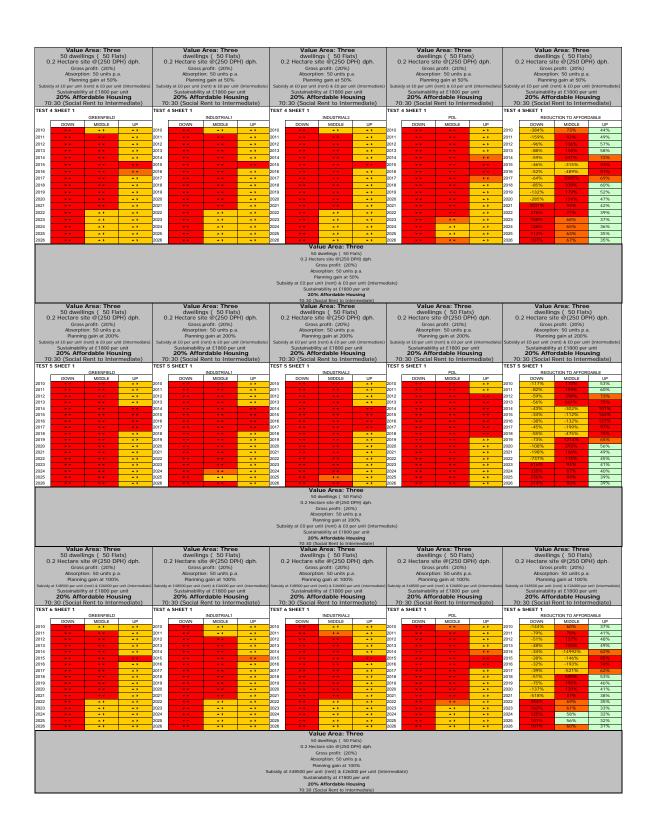
Value Area: Three 50 dwellings. (5 o Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit. (200) Alsocrpton. 50 units p.a. Planning gain at 100% Subsidy at 10 per unit (ent) 4.0 per unit (entermediate) Subsidy at 10 per unit (ent) 4.0 per unit (entermediate) 20% Affordable Housing 50.50 (Social Rent to Intermediate)	Subsidy at	Value Area: 1 dwellings (55 Hectare site @(1 Gross profit: (2 Absorption: 50 Planning gain at £0 per unit (rent) & £0 Sustainability at £186 0/% Affordable 0 (Social Rent to	P Flats) 20 DPH) dph. 0%) Its p.a. 100% per unit (intermedia) 0 per unit Housing	ite) Subsi	dwellir 46 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. hit (intermediate) unit	Subsid	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ts) DPH) dph. a. i. iii iii iii iii iii iii	te) Subsid	dwellir 46 Hectare : Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	Area: Three ngs (50 Flats site @(120 DP profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per unit ty at £1800 per unit prdable Hous Rent to Intern	(i) PH) dph. (i) (intermediate) (i) (intermediate)
TEST 13 SHEET 1	TEST 13 S	SHEET 1			13 SHEET 1				13 SHEET 1		,		13 SHEET 1		
GREENFIELD DOWN MIDDLE UP		DOWN MIDE	KIAL1		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFORE MIDDLE	UP
2010	2010	**	A)	2010		**	A P	2010 2011		**	A)	2010	-216% -116%	72%	41% 46%
2012	2012	**	A >	2012		**	A F	2012		**	4.4	2012	-75%	148%	54%
	2013	** **		2013	**	* *	4.)	2013 2014	**	**	(*	2013	-69% -49%	179% 3365%	55% 68%
2015	2015	VV V		2015	• •	• •	* *	2015	• •	* *		2015	-38%	-188%	92%
2016	2016	***	(w	2016		**	A >	2016 2017		**		2016	-43% -51%	-249% -777%	78% 65%
2018	2018	** **		2018	**	* *	A >	2018 2019	V V	**	4.7	2018	-66%	562%	56% 48%
2020	2020			2020		**	4)	2020		**	A)	2020	-175%	129%	42%
2021	2021	** **		2021	**	**	A)	2021 2022	**	**	A)	2021	-775% 384%	93% 74%	38% 35%
2023	2023	VV		2023	**	A }	A >	2023	**	**	A.)	2023	175%	64%	33%
2024	2024	* * * * * * *		2024 2025	**	A)	A P	2024 2025	* *	* *	A)	2024	135% 115%	61% 59%	32% 31%
	2026	**		2026	**	ue Area: Th	* >	2026	**	**	A)	2026	109%	64%	31%
Value Area: Three 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: 2007	0.46	Value Area: 1 dwellings (56 Hectare site @(1 Gross profit: (2	Flats) 20 DPH) dph.		Abs Plates Sustain 20% 50:50 (S Value dwellir .46 Hectare s	Affordable Ho ocial Rent to Int Area: Thre	%) s p.a. s p.a. 00% er unit (interme per unit using ermediate)		dwellin 46 Hectare s	Area: Thre gs (50 Fla ite @(120 E profit: (20%)	ts) DPH) dph.	0.	dwellir 46 Hectare :	Area: Three ags (50 Flats site @(120 DP profit: (20%)	()
Absorption: 50 units p. a. Planning gain at 100% Subsidy at 60 per unit (enert) & 60 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing 0:100 (Social Rent to Intermediate) TEST 14 SHEET 1	2	Absorption: 50 ur Planning gain at £0 per unit (rent) & £0 Sustainability at £180 O Affordable O (Social Rent to	its p.a. 100% per unit (intermedia 00 per unit Housing	0:	Absorpti Plannin idy at £0 per unit Sustainabili	on: 50 units p g gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou	nit (intermediate) unit sing	0:	Absorption Planning by at £0 per unit (Sustainabilit	on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	a. 6 nit (intermedia r unit using	0:	Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	on: 50 units p.a. g gain at 100% rent) & £0 per unit ty at £1800 per u prdable Hous Rent to Intern	t (intermediate) unit
GREENFIELD	. 231 143	INDUSTI	RIAL1	iESI		INDUSTRIAL2		1531		PDL	,	1631	REDU	CTION TO AFFORE	DABLE
DOWN MIDDLE UP	2010	DOWN MIDE	LE UP	2010	DOWN	MIDDLE	UP A F	2010	DOWN	MIDDLE	UP	2010	-145%	MIDDLE 45%	UP 25%
2011	2011	V V		2011	• •	(*	* >	2011	• •	* *	A)	2011	-78%	58%	28%
	2012 2013	**		2012	**	* *	A P	2012 2013	**	**	A)	2012	-50% -46%	92% 111%	33% 33%
	2014	** **		2014	**	* *	A >	2014 2015	**	* *	(*	2014	-32% -25%	2109%	41% 54%
	2016		A)	2016		**	4)	2016		**	~ ~	2016	-28%	-154%	47%
	2017 2018	**	A)	2017 2018	**	* *	A)	2017 2018	**	**	4 *	2017	-33% -42%	-474%	38% 32%
2019	2019		A >	2019		**	A F	2019	**	**	A >	2019	-60%	122%	27%
2020	2020	** *	A)	2020		(*	A >	2020 2021		**	A)	2020	-107% -470%	75% 55%	24% 21%
2022	2022	V V .		2022	**	* >	* >	2022	~ ~	* *	A >	2022	230%	43%	19%
2023	2023 2024	* * A		2023	**	*)	* >	2023 2024		4 *	4)	2023	103% 80%	38% 36%	18% 18%
	2025 2026	1 7 .		2025	**	A)	A >	2025 2026	~ ~	4.*	A)	2025 2026	69%	35% 39%	18% 18%
Value Area: 0 0 dwellings (0)		Value Area dwellings		Sut	50 0.46 Hec C Abs Plants posidy at E0 per u Sustain 20% 0:100 (S Valu	Affordable Ho ocial Rent to Intue Je Area: 0	lats) DPH) dph. %) s p.a. 100% er unit (interme per unit	diate)	Valu	ue Area: 0 ellings (0)			Vali	ue Area: 0	
O'ste @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy 4: 0 Sustainability at 0 O's Affordable Housing		O site @(0) o Gross profit: Absorption: Planning gain a Subsidy at Sustainability	dph. 0 0 t 0% o at 0		O sit Gre Ab Planni Si Susti	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou:	≳ing		O site Gro Ab: Plannii Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 einability at 0 rdable Hou			O sit Gre Ab Planni Si Susti	e@(0) dph. e@(0) dph. oss profit: 0 oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Housi	ing
0		0		TEAT		0		TECT		0		TEAT		0	•
GREENFIELD	TEST 15 S	INDUSTI	RIAL1	IEST	15 SHEET 1	INDUSTRIAL2		IEST	15 SHEET 1	PDL		IEST	15 SHEET 1 REDU	CTION TO AFFORD	DABLE
DOWN MIDDLE UP	0	DOWN MIDE	LE UP	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	0		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	o =			0				0				0	0%	0%	0%
0	0			0	-	-	-	0		-	-	0	0%	0%	0%
0	0			0		-	-	0		-	-	0	0%	0%	0%
0	o E			o	-			0				ő	0%	0%	0%
	0		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0			0	-	-	-	0	-	-	-	0	0%	0%	0%
0	ŏ			0		-	-	0	-		-	0	0%	0%	0%
0	0			0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	ō			ő				ő	-			ő	0%	0%	0%
					Р	/alue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								

Value Area: Three 50 dwellings (50 Flats) 0.46 Letcare site @(120 DPH) dph. Gross profit: (25%) Absorption: 50 units p. a. Planning gain at 100% Subaisty at £0 per unit (retire Area Sustainability at £1800 per unit 20% Affordable Housing	Value Area: Three dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% 5ubsidy at 10 per unit (em) & 10 per unit (em) Eustralia Sustainability at 1800 per unit 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing	Value Area: Three dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Sustainability at £1800 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing
70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate)
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
2010 DOWN MIDDLE UP	2010 DOWN MIDDLE UP	2010 DOWN MIDDLE UP 2010		DOWN MIDDLE UP -102% 122% 54%
	2011			-73% 190% 62% -54% 627% 77%
2013	2013	2013	2013	-52% 2079% 79%
2014	2014			-014 -40% -213% 112% -015 -33% -99% 186%
2016	2016	2016	2016	-36% -114% 142%
	2017			.017 -42% -163% 104% .018 -51% -317% 82%
2019	2019	2019	2019	019 -67% -7556% 67%
	2020			.0220
2022	2022	2022	2022	022 -424% 127% 45%
	2023			1023 1365% 100% 42% 1024 435% 92% 40%
2025	2025	2025	2025	025 294% 88% 39%
2006	2026	Value Area: Three 50 dwellings (50 Flats) 0.46 Hectare site (9/20 DPH) qb. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (ren) & E0 per unit (intermedi Sustainability at £1800 per unit		026 260% 99% 39%
V		70:30 (Social Rent to Intermediate)		
Value Area: Three 50 dwellings (5 05 lats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (17%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 60 per unit (emit (intermediate) Sustainability at £1800 per unit	Value Area: Three dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (17%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermedi Sustainability at £1800 per unit	Sustainability at £1800 per unit	Sustainability at £1800 per unit	Value Area: Three dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Planning gain at 100% Subsiday at £0 per unit (renh, £0 per unit (intermediate) Sustainability at £1800 per unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	20% Affordable Housing 70:30 (Social Rent to Intermediate)	20% Affordable Housing	20% Affordable Housing 70:30 (Social Rent to Intermediate)	20% Affordable Housing 70:30 (Social Rent to Intermediate)
TEST 17 SHEET 1	TEST 17 SHEET 1	TEST 17 SHEET 1	TEST 17 SHEET 1	TEST 17 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
2010	2010			010 -855% 71% 44% 011 -221% 86% 49%
2012	2012	2012	2012	012 -118% 123% 56%
	2013			-108% 139% 57% -1014 -70% 362% 69%
2015	2015	2015	2015	1015 -52% -545% 87%
	2016			-6096 -1335% 78% -1017 -74% 687% 67%
2018	2018	2018	2018	1018 -102% 256% 58%
	2019			-168% 155% 51% -020 -469% 112% 46%
2021	2021	2021	2021	021 687% 88% 42%
2022	2023	1011	2022	218% 74% 39% 2023 139% 66% 37%
	2024			024 116% 63% 36% 025 103% 61% 35%
2026	2026	2026		99% 65% 35%
Value Area: 0	Value Area: 0	Value Area: Three 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) qbn. Gross profit: (17%) Absorption: 50 units pa. Plenning gain at 100%. Subsidy at 50 per and 100%. Subsidy at 50 per unit 20%. Affordable Housing 70: 30 (Social Bent to Intermediate) Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 18 SHEET 1	TEST 18 SHEET 1	TEST 18 SHEET 1	TEST 18 SHEET 1	TEST 18 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0 0		0% 0% 0%
0	0			0% 0% 0% 0% 0%
0	0	0 0		0% 0% 0%
	0			0% 0% 0% 0% 0%
				0% 0% 0%
	0	0		0% 0% 0% 0% 0% 0%
0	0	0 0		0% 0% 0%
	0	0 0		0% 0% 0%
0	0			0% 0% 0% 0% 0%
0	0	0		0% 0% 0%
0	0			0% 0% 0% 0% 0% 0%
0	0			0% 0% 0%
		Value Arca: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0		

DOWN MOCLE UP DOWN	0 dwellings (0) 0 site @(0) dph. Gross profit: 0				
O site ⊕(f) dph. Griss profit o Gross profit o Gro	0 site @(0) dph. Gross profit: 0				
Gross profit 0 Absorption 0 Ab	Gross profit: 0	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption: O Pulmering gare at 0% Pulm					
Pluming gain at 0% Schedy at 0 Schedy	Absorption: 0				
Subsidy at 0 OS-Subsidy at 0 OS-Subsidy at 0 OS-Subsidy at 0 OS-Subside at	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
O% Affordable Housing	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
TEST 10 SHEET O			Sustainability at 0		
TEST 19 SHEET 1 POINT PO				0% Affordable Housing	
ORDERFIED ORDE					
	GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	
Value Area: 0 Owner Owne	, 	H ₀ = 1 = 1 = 1		·	
)				0 0% 0% 0%
Value Area: 0 O O O O O O O O O	,	0	0	0	
Column C		0	0	0	
Value Area : 0 Valu					
	, 			·	
	,	0			
		0	0	0	
Value Area: 0 O O O O O O O O O		0	0	0	
Value Area: 0 O O O O O O O O O					
Value Area: 0 O O O O O O O O O			i i i	i i i	0 0% 0% 0%
Value Area: 0 O she @(0) oph. Gross profit: 0 Absorption: 0 O she @(0) oph. O site @(0) oph. O					0 0% 0% 0%
Odwellings (0) Oster (20) dph. Gross profit: 0 Absorption: 0 Oster (20) dph. Oster (20) dp		0		0	0 0% 0% 0%
O State (P(0) dph. Gross profit: 0 Absorption: 0 O O O O O O O O O					
Contact Cont			0 dwellings (0)		
Absorption: 0 Planning gain at 0% Substainability at 0 O's Affordable Housing					
Planning gain at 0% Subsidy at 0 O's Affordable Housing O's Aff					
Value Area: 0 Value Area: 0 O's Affordable Housing					
Value Area: 0 Value Area: 0 O Value Area: 0 O O O O O O O O O			Subsidy at 0		
Value Area: 0 Value Area:			Sustainability at 0		
Value Area: 0 Odwellings (0) O dwellings (0) O dwellings (0) O site @(0) dph.					
O site @(0) dph. Gross profit: 0 Absorption:	Value Area: 0	Value Area: 0		Value Area: 0	Value Area: 0
Cross profit: 0 Absorption: 0 Absorption	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidia at 0% Subsidia at 0 Subsidia at 0% Subsidia at 0 Subsidi					
Planning gain at 0% Substainability at 0 Sustainability at 0 O% Affordable Housing O% Afford					
Subsidy at 0 Subsidianability at 0 O% Affordable Housing	Absorption: U	Absorption: U	Absorption: U	Absorption: U	Absorption: U
Sustainability at 0 O% Affordable Housing O% Aff					
O O O O O O O O O O O O O O O O O O O	Containabilities at C	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
TEST 20 SHEET 1 GREENPIELD DOWN MIDQLE UP	Sustainability at U				0% Affordable Housing
DOWN MIDDLE UP DOWN	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing		o /o /inor dubic mousing
DOWN MIDDLE UP DOWN MIDDLE UP	0% Affordable Housing 0	0	0% Affordable Housing 0	0	0
0 0 0 0 - 0 -	0% Affordable Housing 0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	0% Affordable Housing 0 TEST 20 SHEET 1	0 TEST 20 SHEET 1 PDL	0
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	0 TEST 20 SHEET 1 INDUSTRIAL1	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	0 TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0 0 0 0 0 - 0 - 0 - 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	0 TEST 20 SHEET 1 INDUSTRIAL1	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	0 TEST 20 SHEET 1 PDL	0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0% 0% 0%
0 0 0 0 0 0 0 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MIDDLE UP	0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0%
0 0 0 0 0 - 0	0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRUL2 UP O O O O O O O O O	0	0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0%
0 0 0 0 0 0 0 0 0 0 0	0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRUL2 UP O O O O O O O O O	0	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
0 0 0 0 _ 0 0 _ 0	O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDOLE UP 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRUL2 UP O O O O O O O O O	0	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0%
0 0 0 0 0 -	0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 BIDUSTRUL1 DOWN MOLE UP 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 0 0 0 0 - 0 0 -	0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O
0 0 0 0 0 - 0	0% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 NDOUSTRIAL1 DOWN MIDOLE UP 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 1	0 TEST 20 SHEET 1 PDL OOWN MIDDLE UP 0 0 0 0	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 D7% 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07% 0 07% 07% 07%
0 0 0 0 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENTELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Column
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENTELD DOWN MIDDLE UP	O TEST ZO SHEET 1 DOWN MODLE UP 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENTELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Column C
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENTELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MODLE UP O	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 1	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENTELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MODLE UP O	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 1	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Column C
0 0 0% 0%	0% Affordable Housing 0 TEST 20 SHEET 1 CREENTELD DOWN MODUE UP	O TEST ZO SHEET 1 DOWN MODLE UP 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 1	O TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
Value Area: 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDOLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0.7%
0 dwellings (0)	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDOLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 BROUSTRUL2 DOWN MIDDLE UP 0	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0 0 0	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0 0 0	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
Subsidy at 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
Sustainability at 0	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDOLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 1 1 1 1	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%
0% Affordable Housing	0% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	O TEST 20 SHEET 1 DOWN MIDUSTRUL1 0 0 0 0	0% Affordable Housing 0 TEST 20 SHEET 1 BNDUSTRUL2 DOWN MIDDLE UP	O TEST 20 SHEET 1 POL DOWN MIDDLE UP	O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 0 0.5% 07% 07% 07% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.5% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7% 0 0.7% 0.7% 0.7%

Figure 40 - Sensitivity Testing

Section Continue	=	40 - Sensi	UVII															
Color part CRN																		s)
Absorption: Court and authors of the court and it can in the restance of the court and it can in the restance of the court and authors of the cour			C			PH) dph.	0			PH) dph.	0			PH) dph.	(H) dph.
Manual Part of Grant of this care of grant of this care of grant and part of grant	Absorption: 5	50 units p.a.		Absorptio	n: 50 units p.a	ı.		Absorpti	on: 50 units p.	a.		Absorpti	on: 50 units p.	a.		Absorpt	ion: 50 units p.a.	
2006. Affordable Nousing 2006. Affordable Nous	Subsidy at £0 per unit (rent)	& £0 per unit (intermediate) Subsi	dy at £0 per unit (rent) & £0 per un	it (intermediate	e) Subsi	dy at £0 per unit	(rent) & £0 per ur	it (intermediate)	Subsit	dy at £0 per unit	(rent) & £0 per u	nit (intermediat	e) Subsid	dy at £0 per unit (rent) & £0 per unit	(intermediate) init
Control Cont	20% Afforda	ble Housing	70	20% Affo	rdable Hou	sing	70	20% Affo	ordable Hou	sing	70	20% Affo	rdable Hou	ısing	7	20% Aff	ordable Hous	ing
Management Man	TEST 1 SHEET 1					mediatey				mediatey				mediate		1 SHEET 1		
Section Company Comp	DOWN		2010	DOWN		UP	2010	DOWN		UP	2010	DOWN		UP	2010			UP 47%
10 12 12 13 15 15 15 15 15 15 15				**	**			**	**			**	**				107% 175%	53% 61%
Description Company		w w	2013		**		2013	••	**	A >	2013	••	**		2013	-74%	214%	63%
Section Company Comp	2015		2015		• •	••	2015	•••	**		2015	•••	**		2015	-41%	-197%	109%
Description Company	2017	** *	2017	**	**		2017	**	**		2017	**	**	**	2017			76%
Description 1	2019	V V A)	2019				2019			* >	2019	••	**	*>	2019		252%	56% 49%
Section 1	2021	w w	2021	~~	**	. >	2021	**	**	* >	2021		**	A.)	2021		110%	45%
Section 1	2023	A) A)	2023	**	A >		2023	**		* >	2023	**	* *	A.>	2023	502% 210%	86% 75%	41% 38%
Value Area: Tree	2025		2025	**		*)	2025	**	4)		2025	**	1 *		2025	161% 137%	71% 69%	37% 36%
Value Area: Three Valu	2026	^) ^)	2026	**	*>	.,	2026	Val			2026	* *	**	.,	2026	129%	74%	36%
### Absorption: 50 units p.a. ### Do downlenger, 50 bit last) 1.2 Hockers for extract (PLD IDH) dp. 2.2 Hockers for extract (PLD IDH) dp. 2.2 Hockers for extract (PLD IDH) dp. 2.2 Hockers for extract (PLD IDH) dp. 3.2 Hockers for extract (PLD IDH) dp. 3.2 Hockers for extract (PLD IDH) dp. 4.2 Hockers for extract (PLD IDH)								50	dwellings (50 F	lats)								
Value Area: Three Valu								Abs	orption: 50 unit	p.a.								
Value Area: Tries Valu							Sub	Pla sidy at E0 per u	anning gain at 10 nit (rent) & EO p	0% er unit (interme	diate)							
Value ArX81 Tries								20%	Affordable Ho	using								
0.2 Hectare site @(250 LPH) ghn. Cross pritt. (20%)								value	Area: Inre	9								s)
Absorption 30 units p.a. Absorption 30 unit	0.2 Hectare site 6		C	1.2 Hectare si	te @(250 DF	H) dph.	O	.2 Hectare s	ite @(250 Di		0	.2 Hectare s	ite @(250 D	PH) dph.	(D.2 Hectare s	Ite @(250 DPI	H) dph.
Substrate Compared	Absorption: 3	30 units p.a.		Absorptio	n: 30 units p.a			Absorpti	on: 30 units p.	1.		Absorpti	on: 30 units p.	a. 6		Absorpt	ion: 30 units p.a.	
70.90 (Scaled Rent to Intermediate) 70.90 (Scaled Rent to Intermed	Subsidy at £0 per unit (rent) Sustainability at	& £0 per unit (intermediate £1800 per unit) Subsi	dy at £0 per unit (rent) & £0 per un	it (intermediate	e) Subsi	dy at £0 per unit	(rent) & £0 per us	it (intermediate)	Subsi	dy at £0 per unit	(rent) & £0 per u	nit (intermediat	e) Subsid	dy at £0 per unit (rent) & £0 per unit	(intermediate) ınit
Description Down Mode UP	20% Afforda	ble Housing	70	20% Affo 0:30 (Social F	rdable Hou	sing	70	20% Affo 30 (Social)	ordable Hou	sing	70	20% Affo 30 (Social)	rdable Hou	ısing	7	0:30 (Social	ordable Hous Rent to Intern	ing nediate)
DOWN MODE UP		REENFIELD	TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		ICTION TO AFFORD	ABLE
2012	2010 DOWN			DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN	MIDDLE			DOWN -170%	MIDDLE 89%	UP 49%
2013				**	**			* *	**			* *	**			-101% -76%	124% 192%	56% 62%
10 10 10 10 10 10 10 10		~		**	**	4.4		* *	**	A Þ		* *	**			-64% -47%	332% -517%	68% 87%
2019				**	* *			* *	* *			* *	* *					101% 86%
2019	2017	v v A)	2017	· ·	· ·		2017	• •	**	A }	2017	• •	**	(+	2017	-60%		72% 61%
2022		v v		~ ~	••	* >		••	••	* >		••	••	A.):			209%	53% 47%
10.000 1.0000 1	2021	v v	2021	**	**	* >	2021	**	~~	A >	2021	**	**	A.>	2021		100%	43%
Absorption: 70 units p.a. Planning gain at 100%	2023	A > A >	2023	**	* >	* >	2023	**	A >	* >	2023	**		*>	2023	192%	73%	40% 38% 37%
Value Area: Three	2025		2025	**		*)	2025				2025		1 *		2025	134%	70%	36%
Cross profit (20%) Substitute Company	2026	1 2 2 2 2	2026	**	.,	.,	2026				2026	* *	**		2026	128%	77%	36%
So dwellings (50 Flats) O.2 Hectare site @(250 DPH) dph. Cross profit: (20%) Absorption: 70 units p. a. Planning gain at 100%	Value Arc	ea: Three		Value	Area: Three		Sub	0.2 Hect G Abs Pla sidy at £0 per u Sustair 20% 70:30 (Si	are site @(250 l gross profit: (20° corption: 30 unit: anning gain at 10 nit (rent) & E0 p hability at E1800 affordable Ho ocial Rent to Int	OPH) dph. 6) i p.a. 10% er unit (interme per unit using ermediate)	ediate)	Value	Area: Thre	e		Value	Area: Three	
20% Affordable Housing 20% Affordable Hous	50 dwellings 0.2 Hectare site 6 Gross prof Absorption: Planning ga Subsidy at £0 per unit (rent)	i (50 Flats) @(250 DPH) dph. lit: (20%) 70 units p.a. in at 100% ↓ & £0 per unit (intermediate		50 dwellii 1.2 Hectare si Gross Absorptio Planning dy at £0 per unit (ngs (50 Fla te @(250 DF profit: (20%) in: 70 units p.a gain at 100% rent) & £0 per un	its) PH) dph. i. it (intermediate		50 dwell 2 Hectare s Gross Absorpti Plannin dy at £0 per unit	ings (50 Fla ite @(250 Dl profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per un	its) PH) dph. a. it (intermediate)		50 dwell 2 Hectare s Gross Absorpti Plannin dy at £0 per unit	ings (50 Flite @(250 D profit: (20%) on: 70 units p. g gain at 1009 (rent) & £0 per u	ats) PH) dph. a. 6 nit (intermediat		50 dwel 0.2 Hectare s Gross Absorpt Plannir dy at £0 per unit i	ings (50 Flat lite @(250 DPl profit: (20%) ion: 70 units p.a. g gain at 100% rent) & £0 per unit	H) dph.
TEST 3 SHEET 1 GREENFIELD TEST 3 SHEET 1 DOWN MIDGLE UP DOWN MIDGLE UP 2010 1	Sustainability at 20% Afforda	£1800 per unit		Sustainability 20% Affo	y at £1800 per rdable Hou	unit s ina		Sustainabilit 20% Affo	ty at £1800 per ordable Hou	unit sing		Sustainabili 20% Affo	ty at £1800 pe ordable Hou	r unit using		Sustainabili 20% Affe	ty at £1800 per u ordable Hous	init ing
DOWN MIDGLE UP 2010	TEST 3 SHEET 1		TEST	3 SHEET 1		mediate)	TEST	3 SHEET 1		mediate)	TEST	3 SHEET 1		rmediate)	TEST	3 SHEET 1		
2011	DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE	ABLE UP 47%
2013	2011		2011			A)	2011		**		2011		**		2011	-133% -79%		51% 62%
2015	2013	~ × × × ×	2013	**	**	A)	2013	**	* *	* >	2013	**	**	A)	2013	-72% -56%	227% 1202%	64%
2017	2015	**	2015 2016	* *	• •	**	2015 2016	* *	* *	**	2015 2016	* *	* *	**	2015 2016	-40% -45%	-219%	117% 99%
200 2000 2000 2000 2000 2000 2000 2000 2000	2017	** (* ** A)	2017 2018	**	**	A)	2017 2018	**	**	A }	2017 2018	**	**	**	2017 2018	-53% -67%	-452% 1981%	81% 68%
	2020		2020	**	**	A)	2020	**	**		2020	**	**		2020	-156%	309% 174%	58% 51%
	2022	v v	2022	**	**	A)	2022	**	**	* >	2022	**	**	A >	2022	-423% 870%	120% 91%	46% 42%
2024	2024	A > A >	2024	**	* >		2024				2024		(*	A >	2024	236% 174%		39% 38%
2026 **		A) A)		**	4)	4)		* *	4)	A P		**	**	A)		143% 133%	69% 73%	37% 37%
Value Area: Three Solwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross pritt; (29%) Absorption: 70 units p.a. Plunning gain at 100% Subsidy at E0 per unit (rent), & E0 per unit (intermediate) Sustainability at E1 1800 per unit 20% Affordable Housing 70; 30 (Souli Rento Intermediate)							Sub	50 0.2 Hect G Abs Pla sidy at E0 per u Sustair 20%	dwellings (50 F are site @(250 F fross profit: (20 corption: 70 unit: anning gain at 10 nit (rent) & E0 p nability at E1800 of Affordable Ho	lats) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	ediate)							



0.2 He Subsidy at £250 Su	GO dwellin ectare site Gross p Absorption Planning 1000 per unit (nustainability	at £1800 pe	ats) PH) dph. a. a. 6 r unit (intermediat		dwellin 1.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per v at £1800 per	s) PH) dph. a. r unit (intermedia		dwellin 1.2 Hectare s Gross Absorpt Plannir at £25000 per unit Sustainabili	Area: Three ags (50 Fla lite @(250 D) profit: (20%) lon: 50 units p. log gain at 1009 (rent) & £22000 pe ty at £1800 pe	ts) PH) dph. a. r unit (intermediate r unit		dwellin 2 Hectare si Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	ts) IPH) dph. .a. % er unit (intermedia		dwellir 0.2 Hectare s Gross Absorpt Plannir by at £25000 per unit	Area: Three ggs (50 Flats lite @(250 DP s profit: (20%) lon: 50 units p.a gg gain at 100% (rent) & £22000 per ty at £1800 per	s) H) dph. unit (intermediate
20	0% Affor	dable Hou	using	70	20% Affo 0:30 (Social	rdable Hou	ısing	70	20% Aff	Rent to Inte	ısing	70	20% Affo : 30 (Social I	rdable Ho	using	7	20% Affo	Rent to Interr	sing
TEST 7 SHE		GREENFIELD			7 SHEET 1	INDUSTRIAL1			7 SHEET 1	INDUSTRIAL2			7 SHEET 1	PDL		TEST	7 SHEET 1	ICTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 41%
2010	**	* *	->	2011	**	* *	4)	2010	**	**	4)	2010			4)	2010	-97%	90%	46%
2012	• •		A)	2012	**	**	A)	2012	• •	**	A }	2012	**	• •	A)	2012	-63% -59%	148% 180%	54% 55%
2014	••	••	A)	2014	**	* *	A)	2014	• •	• •	A):	2014	••	• •	1.	2014	-42%	-17285%	70%
2015	**			2015 2016	**	**	4)	2015	**	**	1.	2015 2016	**	**		2015	-33%	-168% -220%	95% 82%
2017 2018	**	**	A)	2017	**		A)	2017	* *	**	A)	2017 2018	~ ~	~ ~	4 +	2017 2018	-46% -60%	-592%	68% 58%
2018	**		A)	2018	**	**	*)	2018	**	**	A)	2018	**		*)	2018	-88%	219%	50%
2020	• •	**	A)	2020	**	* *	*>	2020	* *	**	A }	2020	**	• •	A)	2020	-157% -590%	134% 96%	45% 41%
2022	• •	(▼	A >	2022	**	A >	*)	2022	••	A >	A >	2022	* *	~ ~	A)	2022	434%	77%	37%
2023	**	A)	4)	2023	••	A)	4)	2023	• • •	A)	A)	2023 2024	• • •	4 ¥	A)	2023	183% 140%	66%	35% 34%
2025 2026	••	A)	4)	2025 2026	**	A)	.)	2025 2026	**	A)	A)	2025 2026	••	4.5	A)	2025 2026	119%	62%	34% 33%
2026	**	- 1	.,	2026	* *	.,	.,	2026		lue Area: Ti		2026	**	1.	۸,	2026	113%	66%	33%
0.2 He Subsidy at £360 Su 20	GO dwellin ectare site Gross p Absorption Planning 000 per unit (n ustainability D% Affor	Area: Three logs (50 Fl e @ (250 D orofit: (20%) n: 50 units p gain at 1009 ent) & £24000 pc at £1800 pc dable Hou ent to Inte	ats) PH) dph. a. a. funit (intermediat r unit unit using	e) Subsidy	dwellir 1.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per prdable Hou	es) PH) dph. a. runit (intermedia runit	te) Subsidy	20% 70:30 (S Value dwellin 0.2 Hectare s Gross Absorpt Plannir y at £36000 per unit Sustainabili 20% Affe	nability at £1800 5 Affordable Human Cocial Rent to Int Area: Three ags (50 Fla ite @(250 D) ite: 50 units p. ag gain at 1009 (rent) & £24000 pe ty at £1800 pe ty at £1800 pe Drofable Hou Rent to Inte	ermediate) e ts) PH) dph. a. b f r unit (intermediate) r unit	s) Subsidy	dwellin 2 Hectare si Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	ts) PH) dph. a. a. funit (intermedial crunit) runit (unit	ate) Subsid	dwellin 0.2 Hectare s Gross Absorpt Plannin by at £36000 per unit Sustainabili 20% Affo	Area: Three ngs (50 Flats ite @(250 DP s profit: (20%) lon: 50 units p.a ng gain at 100% (rent) & £24000 per ty at £1800 per rdable Hous Rent to Interr	i) H) dph unit (intermediate unit
TEST 8 SHE	EET 1		illediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010		* *	A)	2010	• •	(v	A)	2010	• •	* *	A }	2010	**	(v	A)	2010	-161% -88%	65% 85%	39% 44%
2012	· ·	• •	A)	2012	**	**	A)	2012	• • •	**	A)	2012	**	~~	A)	2012	-57% -54%	138% 169%	51% 52%
2014	**	- ;;	A >	2014	**	**	A >	2014	**	**	A)	2014	**		(*	2014	-38%	-16207%	66%
2015	**	**	1.0	2015 2016	**	**	**	2015	**	**	A)	2015 2016	**	**	**	2015	-31% -35%	-158% -207%	90% 78%
2017	• •	**	A >	2017	**	• •	A >	2017	• • •	* *	A >	2017	**	~ ~	.,	2017	-43%	-558%	65%
2018 2019	**		*)	2018 2019	**	**	A)	2018 2019	**	**	A P	2018 2019	**		A)	2018 2019	-56%	208%	56% 49%
2020	• •	**	A)	2020	**	* *	*>	2020	* *	**	A }	2020	**	• •	A)	2020	-148% -556%	127% 92%	43% 39%
2022	**	* >	* >	2022	**	A.)	*)	2022	**	A)	A >	2022	••	~ ~	* >	2022	411%	73%	36%
2023	**	* >	4)	2023	**	A)	* >	2023	**	A)	A }	2023	**	A)	4)	2023	173% 133%	64%	34% 33%
2025 2026	· ·	A)	4)	2025	**	4)	.,	2025		A)	4)	2025 2026	• •	4.5	A)	2025	113%	59%	33% 33%
04	O dwe O site Gros Abso Planning Sub Sustali	e Area: 0 ellings (0) @(0) dph. s profit: 0 orption: 0 g gain at 0% sidly at 0 nability at 0 dable Hou 0			dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 g gain at 0 sinability at 0 dable Hou: 0	sing	Subsidy	0.2 Hec Ab. Ab. Pl at £36000 per u Sustai 209 70:30 (5 Vall Gr Al Plann S Sustai	dwellings (50 tare site @(250 cares sprofit: (20 corption: 50 unit anning gain at 1 nit (rent) & E24 anability at E1800 & Affordable Hocial Rent to Intue George (0) dph. osss profit: 0 cossprofit: 0 cosorption: 0 ing gain at 0% ubsidy at 0 anability at 0 rdable Hou	DPH) dph. %) s p.a. D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0 sinability at 0 ridable Hou 0			dv O sit Gn At Plann Si Sust	ue Area: 0 vellings (0) e @ (0) dph. oss profit: 0 soorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	ing
TEST 9 SHE	EET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	ICTION TO AFFORD	ARI E
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	-	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0			-	ő	0%	0%	0%
0				0				0				0				ő	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0			-	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	o o	-			0	-	-		0	-	-		0	0%	0%	0%
0			-	ō				ō	-			0				ō	0%	0%	0%
0				ő				ō	-			ő				ĕ	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	- :	0	0% 0%	0% 0%	0% 0%
									ı	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		Value A dwellir 0 site @I Gross pi Absorpt Planning gi Subsidi Sustainab 0% Affordal	ngs (0) (0) dph. rofit: 0 tion: 0 alain at 0% y at 0 dility at 0 ble Housing		dv 0 sit Gr At Plann S Sust 0% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Ab: Plannii Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% binability at 0 rdable Hous	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) re @(0) dph. rellings (0) relling	ing
TEST 10 SHEET 1 GREENFIELD DOWN MIDGE UP 0	0 0 0 0 0 0 0 0 0 0 0 0	O SHEET 1 DOWN	DUSTRIAL1 MIDDLE	UP 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0	DOWN	INDUSTRIAL2 MIDDLE		0 0 0 0 0 0 0 0 0 0 0 0	0 SHEET 1 DOWN	PDL MIDUE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEET 1 REDUIDOWN OWN OWN OWN OWN OWN OWN OWN OWN OWN	CTION TO AFFORM MIDDLE MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP O%
Value Area: Three 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (200) Absorption. 50 units p. a. Planning gain at 100% Subsidy st £0 per unit (ren!) £0 per unit furemediate) Subsidy st £0 per unit (ren!) £0 per unit furemediate)		Value Are dwellings (2 Hectare site € Gross profi Absorption: 5 Planning gal y at £0 per unit (rent) Sustainability at	(50 Flats) (250 DPH) dp it: (20%) 50 units p.a. in at 100%		Value dwellii .2 Hectare s Gross Absorpt Plannir	Absorption: 0 tlanning gain at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 0 Sustainability at Affordable Hole 0 Area: Threengs (50 Flat itte @ (250 Df ite) ite; (20%) ion: 50 units p.i. g gain at 100% (rent) & £0 per ur ly at £600 per	ousing S S PH) dph.		dwellin 2 Hectare si Gross Absorption Planning y at £0 per unit (profit: (20%) on: 50 units p. g gain at 100%	ss) PH) dph. a. b.		dwellin 1.2 Hectare si Gross Absorpti Plannin y at £0 per unit (r Sustainabili	Area: Three Igs (50 Flats Ite @ (250 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unit y at £600 per v	i) H) dph. t (intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP		20% Afforda 30 (Social Rent 1 SHEET 1	ble Housing t to Intermedia oustrial1		20% Aff	Rent to Inter	sing			rdable Hou	ısing		20% Affo 0:30 (Social I 11 SHEET 1	Rent to Interr	nediate)
2011	2011 2012 2013 2014 2015 2016 2017	*** *** *** *** *** ***	** ** ** ** ** ** ** ** ** ** ** ** **	2011 2012 2013 2014 2015 2016 2017	* * * * * * * * * * * * * * * * * * *	**	A } A } A } V V	2011 2012 2013 2014 2015 2016 2017	**	**	A) (v vv vv (v	2011 2012 2013 2014 2015 2016 2017	-145% -89% -83% -57% -44% -50% -61%	97% 148% 174% 906% +260% +373% -3449%	50% 58% 59% 74% 98% 85% 71%
2018	2018 2019 2020 2021 2022 2023	**	YY	2018 2019 2020 2021 2021 2022 2022	** ** ** ** ** ** ** ** ** ** ** ** **	** ** ** ** ** ** ** ** ** **	A } A } A } A }	2018 2019 2020 2021 2022 2023	**	** ** ** ** ** ** ** **	A) A) A) A)	2018 2019 2020 2021 2022 2023	-81% -121% -240% -3470% 328% 173%	422% 199% 133% 99% 80% 70%	62% 54% 48% 43% 40% 37%
2024 * * * * * * * * * * * * * * * * * *	2024 2025 2026	**		2024 2025 2026	50 0.2 Hec 0.2 Hec Ab: PI sidy at E0 per u	due Area: The dwellings (50 Ftare site @ (250 Ftare site	lats) DPH) dph. 6) ; p.a. 10% er unit (interme	2024 2025 2026 diate)	**	*) *) **	A) A) A)	2024 2025 2026	120% 114%	67% 65% 70%	36% 36% 35%
Value Area: Three 50 dwellings (50 Flats) 0.2 Hecter site @(250 DPH) dph. Assorption 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (evol) 4.00 per unit (eventedate)		Value Are dwellings (2 Hectare site @ Gross prof Absorption: § Planning gai y at £0 per unit (rent) Sustainability #	(50 Flats) (250 DPH) dp it: (20%) 50 units p.a. in at 100%		70:30 (S Value dwelling .2 Hectare S Gross Absorpt Planning dy at £0 per unit	inability at £600 to Affordable Ho ocial Rent to Interest Area: Three ngs (50 Flat lite @(250 DF; profit: (20%) ion: 50 units p.s. g gain at 100% (rent) & £0 per ur illity at £0 per ur illity at £0 per ur	using ermediate) e s) PH) dph. a.		dwellin 2 Hectare si Gross Absorption Planning y at £0 per unit (profit: (20%) on: 50 units p. g gain at 100%	ss) PH) dph. a. b. nit (intermedia		dwellin 1.2 Hectare si Gross Absorptio Planning y at £0 per unit (r	Area: Three gs (50 Flats ite @(250 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per uni illity at £0 per ur	s) H) dph t (intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 GREENFIELD		20% Afforda 30 (Social Rent 2 SHEET 1	ble Housing		20% Affe	Rent to Inter	sing		20% Affo 30 (Social F 2 SHEET 1	rdable Hou	ısing		20% Affo 0:30 (Social I 12 SHEET 1	Rent to Interr	sing mediate)
DOWN MIDDLE UP 2010	2010 2011 2012 2013 2014	**	*	UP 2010 2011 2012 2013 2014	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014	DOWN -377% -160% -96% -88%	MIDDLE 73% 92% 137% 159%	UP 44% 49% 57% 58%
2015	2015 2016 2017 2018 2019 2020	**	· · · · · · · · · · · · · · · · · · ·	2015 2016 2016 2017 2018 2019 2020	** ** ** ** ** ** ** ** **	**	A) A) A) A)	2015 2016 2017 2018 2019 2020	**	**	(v v v v v v v v v v v v v v v v v v v	2015 2016 2017 2018 2019 2020	-46% -52% -64% -86% -132% -282%	-310% -481% 3401% 343% 180%	93% 81% 69% 60% 52% 47%
2021	2020 2021 2022 2023 2024 2025 2026	**	A)	2020 2021 2022 2023 2024 2025 2026	**	A) A) A)	A) A) A) A)	2020 2021 2022 2023 2024 2025 2026	**	(v))))))))))))))))))	A) A) A) A) A)	2020 2021 2022 2023 2024 2025 2026	3362% 278% 158% 128% 113%	124% 94% 77% 68% 65% 63%	47% 42% 39% 37% 36% 35%
	· samed				Va 50 0.2 Hec 4 Ab: Pl sidy at E0 per u Sust 20%	dwellings (50 Ftare site @(250 Itare site)) display to the site of the site	Iree lats) OPH) dph. 6) : p.a. 10% er unit (interme er unit using					- 320			

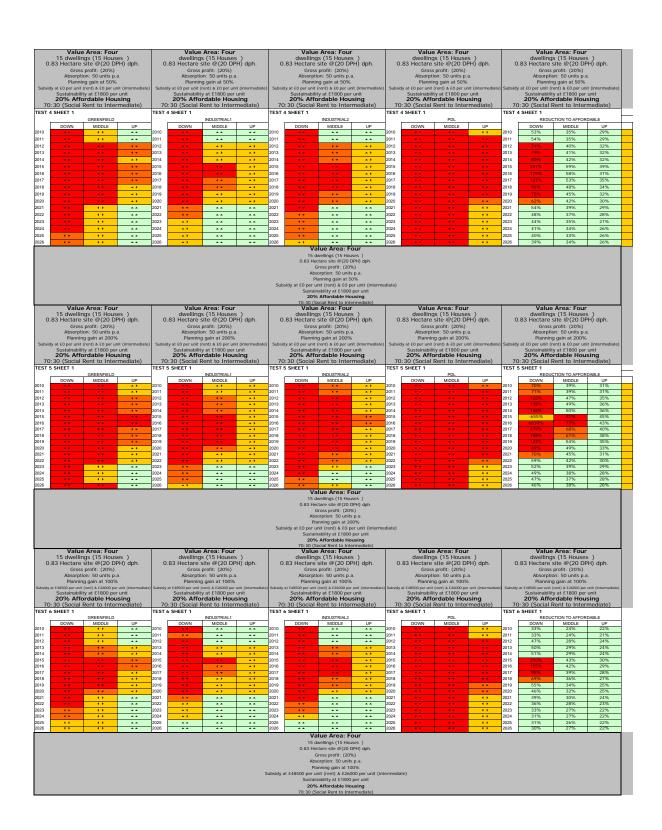
Subsidy 50:	Value Area: Three 50 dwellings (50 Flats) 2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% rat £0 per unit (erny) £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing 50 (Social Rent to Intermediate) 3 SHEET 1	Subsi	Value Ard dwellings .2 Hectare site : Gross pro Absorption: Planning sid dy at £0 per unit (rent Sustainability at 20% Afforda i:50 (Social Ren 13 SHEET 1	(50 Flats @(250 DP fit: (20%) 50 units p.a iin at 100%) & £0 per un : £1800 per able Hou:	s) H) dph. i. it (intermediat unit sing	e) Subsi	dwellir .2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate) r unit using	Subsid	dwellin .2 Hectare si Gross Absorpti Plannin	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) PH) dph. a. a. 6 nit (intermedia r unit	te) Subsid	dwellin 2.2 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustainabilli 20% Affo	Area: Three to so for the control of	t (intermediate) unit
-	GREENFIELD		DOWN	DUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2	UP	1	DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFORE	
2010	A) A)	2010	DOWN	* >	A >	2010	DOWN	MIDDLE	A P	2010	DOWN	MIDDLE	A >	2010	-196%	72%	UP 41%
2011	VV VV A)	2011 2012		**	• • •	2011	**	**	A):	2011 2012	**	**	A)	2011	-108%	94%	46% 53%
2013	VV VV A)	2013	• •	• •	* >	2013	• •	~ ~	A F	2013	• •	~ ~	A.)-	2013	-66%	188%	54%
2014	VV VV VV	2014 2015	**	**	* *	2014	**	**	* *	2014 2015	**	**	(*	2014	-47% -37%	-17920% -173%	69% 93%
2016	** ** 1*	2016	**	* *	. >	2016	**	**	A >	2016	* *	**	**	2016	-41%	-225%	80%
2017 2018	** ** ** A)	2017 2018	**	**	* >	2017 2018		**	A >	2017 2018	**	**	4.7	2017 2018	-49% -63%	-601% 669%	56%
2019 2020	** ** ** ** ** ** **	2019 2020	• •	••	4)	2019 2020	••	••	A)	2019 2020	• •	••	A)	2019 2020	-91% -161%	219%	48% 42%
2021	VV VV A)	2021	- ;;	**	* >	2021	**	**	* >	2021	**	**	* >	2021	-599%	95%	38%
2022	** (* A)	2022 2023	**	A)	A)	2022		A)	A >	2022 2023	**	4.4	A >	2022	436% 182%	75% 64%	35% 33%
2024	A) A)	2024	**	A >	* >	2024		A >	* >	2024		A)	A >	2024	139%	61%	32%
2025 2026	*	2025 2026	**	* >	*)	2025 2026	**	A)	A)	2025 2026	**	4 Y	A)	2025 2026	118% 112%	60% 65%	31% 31%
	Value Area: Three 50 dwellings (50 Flats) Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption: Planning ga	(50 Flats @(250 DP fit: (20%) 50 units p.a iln at 100%	s) H) dph.	C	Abs Pic Sustair 20% 50:50 (S Value dwellir .2 Hectare s Gross Absorpti Plannin	ability at £1800 affordable Ho ocial Rent to Int Area: Thre gs (50 Flat ite @(250 D profit: (20%) on: 50 units p. g gain at 100%	s p.a. 20% er unit (interme per unit pusing ermediate) e ess) PH) dph.	0	dwellin .2 Hectare si Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 1009	ts) PH) dph. .a.		dwellir 0.2 Hectare s Gross Absorpti Plannin	Area: Three gs (50 Flats ite @(250 DPl profit: (20%) on: 50 units p.a. g gain at 100%	i) H) dph.
	y at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing		dy at £0 per unit (rent Sustainability at 20% Afforda	£1800 per able Hou	unit s ing		dy at £0 per unit Sustainabili 20% Affo	ty at £1800 per ordable Hou	unit Ising		Sustainabilit 20% Affo	y at £1800 pe rdable Hou	r unit using		Sustainabilit 20% Affo	rent) & £0 per unit ty at £1800 per u ordable Hous	unit s ing
0:10 TEST 14	00 (Social Rent to Intermediate) 4 SHEET 1	0: TEST	100 (Social Ren 14 SHEET 1	it to Interi	mediate)	TEST	100 (Social 14 SHEET 1	Rent to Inte	mediate)		100 (Social I 14 SHEET 1	Rent to Inte	rmediate)	TEST	14 SHEET 1	Rent to Intern	
-	GREENFIELD DOWN MIDDLE UP			DUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFORE	DABLE UP
2010	A) A)	2010	DOWN	* >	A >	2010	DOWN	A >	A P	2010	DOWN	MIDDLE	A >	2010	-136%	47%	26%
2011	**	2011 2012	**	* *		2011	**	A)	A)	2011 2012	• • •	**	A)	2011	-75% -49%	61% 99%	29% 34%
2013	VV VV A)	2013	**	**	. >	2013	**	**	A >	2013	• •	• •	A >	2013	-46%	121%	34%
2014	VV VV A)	2014 2015	**	**	*)	2014	**	**	A)	2014 2015	**	**	4.4	2014	-32% -25%	-11612% -112%	43% 57%
2016	vv vv A)	2016	**	* *	. >	2016	**	**	A >	2016	* *	**	A >	2016	-28%	-144%	48%
2017 2018	VV VV A)	2017 2018	**	**	* * *	2017 2018	**	**	*)	2017 2018	**	**	A)	2017	-33% -41%	-379% 418%	40% 33%
2019 2020	VV VV A)	2019 2020	••	**	A)	2019 2020	••	••	A)	2019 2020	••	••	A)	2019	-59% -103%	134%	28% 25%
2021	~	2021	**	A 3	* >	2021	~~	A >	* >	2021	**	4.4	* >	2021	-376%	57%	22%
2022	YY A) A)	2022 2023	**	A)	A)	2022	**	A)	A >	2022 2023	**	A)	A >	2022	270% 112%	45% 39%	20% 19%
2024	A) A)	2024 2025	**	A >	* >	2024	**	A >	* >	2024 2025	* *	*	A >	2024	84%	37%	18%
2026	(v A) A)	2026	A >	A)	->	2026	4)	*)	*)	2026	**	*)	* * * * * * * * * * * * * * * * * * * *	2026	69%	37% 40%	18% 18%
	Value Area: 0 0 dwellings (0) 0 site @(0) dph.		dwelli 0 site @			Sult	0.2 Hect C Abs Sidy at £0 per u Sustair 20% 0:100 (S Vali dv O Sit	ability at £1800 a Affordable Ho ocial Rent to Intue Area: 0 rellings (0) e @(0) dph.	DPH) dph. %) s p.a. 00% er unit (interme per unit susing	diate)	dw 0 site	ue Area: 0 ellings (0) e @(0) dph.			dw 0 site	ue Area: 0 rellings (0) e @(0) dph.	
	Gross profit: 0 Absorption: 0		Gross p	orofit: 0 otion: 0				oss profit: 0 sorption: 0				ss profit: 0			Gro Ab	ss profit: 0 sorption: 0	
	Planning gain at 0% Subsidy at 0		Planning g	ain at 0% by at 0			Planni	ing gain at 0% ubsidy at 0				ng gain at 0% ibsidy at 0			Planni	ng gain at 0% ibsidy at 0	
	Sustainability at 0 O% Affordable Housing		Sustainal O% Afforda	oility at 0	ina		Susta	ainability at 0	eina		Susta	inability at 0	eina		Susta	ainability at 0 rdable Housi	ina
	0				9			0	J19			0	Jing			0	9
TEST 15	SHEET 1 GREENFIELD DOWN MIDDLE UP	TEST	15 SHEET 1 IN DOWN	DUSTRIAL1 MIDDLE	UP	TEST	15 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE	UP	TEST	15 SHEET 1 DOWN	PDL MIDDLE	UP	TEST	15 SHEET 1 REDU DOWN	CTION TO AFFORE	DABLE UP
0 0		0	-	-	-	0 0	-	-	-	0 0 0	-	-	-	0	0% 0% 0%	0% 0% 0%	0% 0% 0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
o		0				o			-	0				ő	0%	0%	0%
0		0	-	-	-	0		-	-	0	-		-	0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
ő		0				ō	-			o	-		- 1	ő	0%	0%	0%
0		0		-	-	0		-	-	0			-	0	0%	0% 0%	0% 0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	1 1	0				0				0				0	0%	0%	0%
0		U	-			0	- 1	- /alue Area:	0	U	-			0	0%	0%	0%
							P	O dwellings (0) O site @(0) dpt Gross profit: 0 Absorption: 0 fanning gain at 0 Subsidy at 0 Sustainability at	i. 0%								

Value Area: Three 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (25%) Gross profit: (25%) Gross profit: (25%) Gross profit: (25%) Plenning gain at 100% Subsidys at 05 per unit (profit). 40 per unit (intermediat Statishality) at £1800 per unit (intermediat Statishality) at £1800 per unit (intermediat Statishality) at £1800 per unit (intermediat) 70.30 (Social Rent to Intermediate)	s) Subs	Value Area: Thre dwellings (50 Flai 0.2 Hectare site @(250 D Gross profit: (25%) Absorption: 50 units p. Planning gain at 100% ddy at £0 per unit (rent), £0 per u Sustainability at £1800 pe 20% Affordable Hou 0.30 (Social Rent to Inter	ts) PH) dph. a. iii (intermediate) r unit using	Subsi	dwellir .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	Area: Thre Igs (50 Flat Ite @(250 Dl profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per tradable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit ssing	Subsid	dwellin 2 Hectare si Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo 1: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) PH) dph. a. 6 nit (intermediator unit using	e) Subsid	dwellir 2.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	Area: Three ngs (50 Flat ite @(250 DF profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. bit (intermediate unit
TEST 16 SHEET 1 GREENFIELD	TEST	16 SHEET 1 INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	
DOWN MIDDLE UP		DOWN MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	2010	** **	A)	2010 2011	**	* *	A >	2010 2011	**	**	A >	2010	-95% -68%	123% 197%	54% 62%
2012	2012	**	A >	2012	**	**	* >	2012	**	**	**	2012	-51%	762%	77%
2013	2013	** **	* *	2013 2014	**	* *	A P	2013 2014	**	**	**	2013	-49% -38%	6027% -194%	79% 113%
2015	2015	~~ ~~	**	2015	~ ~	* *	* *	2015	**	**	**	2015	-31%	-94%	193%
2016 •• •• ••	2016 2017	**	**	2016 2017	· ·	**	**	2016 2017	••	••	**	2016	-34% -40%	-107% -151%	145%
2018	2018	** **	A >	2018	**	**		2018	**	**	~ ~	2018	-48%	-281%	82%
2019	2019	** **	A)	2019 2020	· ·	**	A >	2019 2020	••	••	A)	2019	-63%	-2197%	67% 57%
2021	2021	** **	*>	2021	**	**	* >	2021	**	**	* >	2021	-151%	199%	50%
2022	2022	** **	A >	2022 2023		**	A)	2022 2023	**	**	A >	2022	-364%	129%	45% 42%
2024	2024	** **	A)	2024	**	**	*)	2024		**	A)	2024	491%	93%	40%
2025	2025 2026	**		2025 2026	**	**		2025 2026	**	**	A)	2025	315%	89%	39% 39%
2028	2026	**	*,	2026	Val	ue Area: Th	ree	2026	**	**	,	2026	2/6%	100%	39%
Value Area: Three 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Down in the profit of the profit o	s) Subs	Value Area: Thre dwellings (50 Flat dwellings (50 Flat december (250 D) Gross profit (17%) Planning and at 1009 planning and at 1009 december (20%) Affordable Hou 3.30 (Social Rent to Intel 17 SHEET I DOWN MODER DOWN MODER	ts) PH) dph. a. bit (intermediate) r unit using	O Subsi	Sustair Sustair 20% 70:30 (S Value dwellir .2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affc	gain at 10 min (end) & Eq. (et al. (et	er unit (interme per unit jussing jermediate) e s) PH) dph. a. it (intermediate) unit (intermediate)	0 Subsid	dwellin 2 Hectare si Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) PH) dph. a. a. 6 nit (intermediater unit	e) Subsid	dwellir 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affe 0: 30 (Social 17 SHEET 1	Area: Three gs (50 Flat like @(250 D) Flat like @(250 D) profit: (17%) g gain at 100% g gain at 100% g gain at 100% Rent to Inter CTION TO AFFOR MIDDLE 124% 131% 135% 145% 145% 195% 1919 124%	s) PH) dph. a. b. c.
	2018	**		2018 2019	• •	* *		2018 2019	**	* *		2018		270%	
2020	2020	** **	A >	2020		**	A >	2020	••		A F	2020	-156% -401%	159% 114%	51% 46%
2021	2021	** (*	A)	2021 2022	**	• •	A >	2021 2022	**	**	A)	2021	820%	89%	42% 39%
2023	2023	V V A >		2023	• •	A >	* >	2023	••	A >	A >	2023	142%	66%	37%
2024	2024	V V A)	4)	2024 2025	••	A)	A)	2024 2025	**	4)	4)	2024	118%	63% 61%	36% 35%
2026	2026	** **	4)	2026		A)	A)	2026	**		4)	2026	100%	65%	35%
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		Sub	C Abs Pic Pic Sustain 20% 70:30 (S Vali dw O sit Gre Ab Planni Si	are site @(250 li irross profit: (17" rorption: 50 units unning gain at 10 nit (rent) & EO p abbility at £1800 A Affordable Ho Lee Area: O relllings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0	%) p.a. p.a.)0% er unit (interme per unit using ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsldy at 0 sinability at 0			dw O sit Gro Ab Planni Si Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inability at 0	
0% Affordable Housing		0% Affordable Hou	sing		U% AIIO	0	sing			rdable Hou	sing		U% AIIO	rdable Hous	sing
TEST 18 SHEET 1	TEST	18 SHEET 1		TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
GREENFIELD DOWN MIDDLE UP	+	INDUSTRIAL1 DOWN MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	ł	DOWN	PDL MIDDLE	UP	\exists	DOWN	MIDDLE	DABLE UP
	0		-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
	0			0	-			0			-	-0	0%	0%	0%
	o		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	0		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	0		-	0		-		0			-	0	0%	0%	0%
	0		-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
	0			0				0				0	0%	0%	0%
	0		-	0	_	-	-	0	-	-	-	0	0%	0%	0%
	0			0	-	-	-	0				0	0%	0%	0%
	0			0				0				0	0%	0%	0%
	0		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	0			0	-	-	-	0		-	-	0	0%	0%	0%
					١	/alue Area:	0								
					P	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0									

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
EST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
		0		0 0% 0% 0%
	0		0 <u></u>	0 0% 0% 0%
		0	0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	·	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
1 1 1	0		° = = =	0 0% 0% 0%
	0	0		0 0% 0% 0%
<u> </u>	·		o <u></u>	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
	ŏ 		ŏ 	0 0% 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
EST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0			0 0% 0% 0% 0 0% 0% 0%
			0	0 0% 0% 0%
		0	0	0 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site off(0) oph. Gross profit: 0 Alsoopties 0.0%, ps. Subskly at 0 Sustainability at 0		

Figure 41 - Sensitivity Testing

Value Area: Four Value Area: Four Value Area: Four	Value Area: Four Value Area: Four
15 dwellings (15 Houses) 15 dwellings (15 Houses) 15 dwellings (15 Houses)	15 dwellings (15 Houses) 15 dwellings (15 Houses)
0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph.	0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph.
Gross profit: (20%) Gross profit: (20%) Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a.	Gross profit: (20%) Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a.
Planning gain at 100% Planning gain at 100% Planning gain at 100%	Planning gain at 100% Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	ste) Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit Sustainability at £1800 per unit
20% Affordable Housing 20% Affordable Housing 20% Affordable Housing	20% Affordable Housing 20% Affordable Housing
70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) TEST 1 SHEET 1
TEST 1 SHEET 1	TEST 1 SHEET 1 PDL TEST 1 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP	DOWN MIDDLE UP DOWN MIDDLE UP
2010	2010
2012	2012 •• •• 2012 86% 42% 33%
2013	2013
2014 VV VV VV 2015 VV VV A) 2015 VV VV A)	2014
2016	2016 ** ** 2016 265% 62% 39%
2017	2017
2019	2019 ** ** 2019 86% 48% 33%
2020	2020 2020 69% 44% 31%
2021	2021
2023	2023
2024 + 2024 + 2024 + 2024 + 2024	2024
2025	2025
Value Area: Four	
15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph.	
Gross profit: (20%)	
Absorption: 50 units p.a. Planning gain at 100%	
Subsidy at EO per unit (rent) & EO per unit (inter	rmediate)
Sustainability at £1800 per unit 20% Affordable Housing	
70:30 (Social Rent to Intermediate)	Value apas Four
15 dwellings (15 Houses) 15 dwellings (15 Houses) 15 dwellings (15 Houses)	Value Area: Four 15 dwellings (15 Houses) 15 dwellings (15 Houses)
0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph.	0.83 Hectare site @(20 DPH) dph. 0.83 Hectare site @(20 DPH) dph.
Gross profit: (20%) Gross profit: (20%) Gross profit: (20%) Absorption: 30 units p.a. Absorption: 30 units p.a. Absorption: 30 units p.a.	Gross profit: (20%) Gross profit: (20%) Absorption: 30 units p.a. Absorption: 30 units p.a.
Planning gain at 100% Planning gain at 100% Planning gain at 100%	Planning gain at 100% Planning gain at 100%
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Subsidy at £1800 per unit	Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit Sustainability at £1800 per unit
20% Affordable Housing 20% Affordable Housing 20% Affordable Housing	20% Affordable Housing 20% Affordable Housing
70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) TEST 2 SHEET 1 TEST 2 SHEET 1	70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) TEST 2 SHEET 1 TEST 2 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2	PDL REDUCTION TO AFFORDABLE
DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP	DOWN MIDDLE UP DOWN MIDDLE UP 2010 5896 3696 2996
2011	2011 ** ** 2011 61% 37% 30%
2012	2012
2013	2013
2015	2015
	2016 ** ** 2016 258% 62% 39%
2017	2017
2019	2019
2020	2020
2021	2021
2023	2023
2024	2024
2028	2026
Value Area: Four 15 dwellings (15 Houses)	
0.83 Hectare site @(20 PPH) oph. Grass profile: (20%) Absorption: 30 units p. a. Planning an at 100% Absorption: 30 units p. a. Planning an at 100% Subside of put (irent) & 0 ope runt (irent) Subside of put (irent) & 0 ope runt (irent) 20% Affordable Housing 70.30 (Social Rent to Intermediate) Value Area: Four Value Area: Four Value Area: Four	mediate) Value Area: Four Value Area: Four
15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at 00 per unit (rem) & 6 per unit (intermediate) Subsidy at 00 per unit (rem) & 6 per unit (intermediate) Subsidy at 00 per unit (rem) & 6 per unit (intermediate) Subsidy at 00 per unit (rem) & 6 per unit (intermediate)	15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 70 units p. a. Planning gain at 100% and pound from \$2 \text{ or will final mediate}. Absorption: 70 units p. a. Planning gain at 100% and pound from \$2 \text{ or will final mediate}. Subsidy at 60 per unit (mmt) & 60 per unit (intermediate).
Sustainability at £1800 per unit 20% Affordable Housing 20% Affordable Housing 20% Affordable Housing 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing 20% Affordable Housing
70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 TEST 3 SHEET 1 TEST 3 SHEET 1	70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 TEST 3 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2	PDL REDUCTION TO AFFORDABLE
2010	2010 4 2010 57% 36% 29%
2011	2011
2013	2013
2014	2014
2016	2016 ** ** 2016 275% 63% 39%
2017	2017
2019	2019
2020	2020
2022	2022 •• • • 2022 51% 39% 29%
2023	2023
2025	2025
2026	2026 41% 35% 27%
15 dwellings (15 Houses)	
0.83 Hectare site @(20 DPH) dph. Gross profit: (20%)	
Absorption: 70 units p.a.	
Planning gain at 100%	rmediate)
Subsidy at EO per unit (rent) & EO per unit (inter	
Subsidy at EO per unit (rent) & EO per unit (inter Sustainability at £1800 per unit	
Subsidy at EO per unit (rent) & EO per unit (inter	



Subsidy 70	15 dwelling .83 Hectare s Gross Absorptio Planning at £25000 per unit (Sustalnability	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediate unit	Subsidy	dwelling .83 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. ii. unit (intermediat unit sing	e) Subsidy	dwelling .83 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) lon: 50 units p ig gain at 100° (rent) & £22000 p ty at £1800 pe ordable Ho	es) PH) dph. .a. .a. .a. .a. .a. .a. .a.	Subsidy	dwelling .83 Hectare :	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate unit	e) Subsidy	dwelling 0.83 Hectare Gross Absorpti Plannin r at £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per prdable Hou	S) PH) dph. a. crunit (intermediate) runit unit
IESI .	/ SHEET 1	GREENFIELD		IESI	/ SHEET 1	INDUSTRIAL1		IESI	/ SHEET 1	INDUSTRIAL2		IESI	/ SHEET 1	PDL		IESI		CTION TO AFFOR	RDABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP +	2010	DOWN 43%	MIDDLE 29%	UP 25%
2011	~ ~	0	**	2011	• •	**	**	2011	••	**	**	2011	• •	••	**	2011	43%	29%	25%
2012 2013	~ ~		A P	2012		A)	4)	2012	**	1.4	A)	2012 2013		**	**	2012 2013	63%	34% 34%	28% 28%
2014 2015	~ ~	**	A P	2014	**	A)		2014	**	(v		2014 2015	**	**	* *	2014 2015	68%	35% 53%	28% 34%
2016			(*	2016		~ ~	A)	2016		**	A)	2016			**	2016	201%	53%	34%
2017 2018	~ ~	••	4.4	2017 2018	• •	(+	* >	2017 2018	~ ~	**	*)	2017 2018	~ ~	**	* *	2017 2018	126%	47% 43%	32% 30%
2018	**	**	* >	2018		4.7	4)	2018	**	1.	4)	2018	**		**	2018	68%	43%	29%
2020 2021	••	* *	4)	2020 2021		* *	4.1	2020	••	(*	4.5	2020 2021	••	••	(v	2020 2021	56% 47%	37% 35%	27% 26%
2022	**	0		2022	1.	**	**	2022	(*	**	**	2022		**	0	2022	42%	33%	25%
2023 2024	~ ~	()	**	2023 2024	*>	**	**	2023 2024	47	**	**	2023 2024		* *	()	2023	38% 37%	31% 30%	25% 24%
2025	4.4	•	**	2025	* >	**	**	2025	A P		**	2025	**		€ +	2025	35%	30%	24%
2026	4*	•	**	2026	* >	**		2026	Va Va	ilue Area: I	OUR	2026	**	**	0	2026	35%	30%	24%
Subsidy	15 dwelling .83 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainability 20% Affoi	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediate unit	i) Subsidy	dwelling .83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	5) PH) dph. B. unit (intermediat unit	C o) Subsidy	Sustain 20% 70:30 (S Value dwelling 83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 20% Affe	hability at £180 Affordable Hocal Rent to In e Area: Fou sy (15 House site @(20 E profit: (20%) ion: 50 units p g gain at 100 (rent) & £24000 p ty at £1800 pe profable Ho	ousing termediate) ir as) iPH) dph. a. & or unit (intermediate usling	O.	Value dwelling .83 Hectare : Gross Absorptic Planning at £36000 per unit ! Sustainabilit 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate unit	e) Subsidy	dwelling 0.83 Hectare Gross Absorpti Plannin r at £36000 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. a. b. r unit (intermediate) r unit
	70:30 (Social Rent to Intermediate)																		
	DOWN		LIP	-	DOWN	INDUSTRIAL1	LIP	-	DOWN	INDUSTRIAL2	LIP		DOWN	PDL MIDDLE	LIP	+	REDU DOWN	MIDDLE	RDABLE
2010	DOWN MIDDLE UP + 2010 + 20																		
2011 2012	**																		
2013 2014																			
2014																			
2016	** ** 2014																		
2017 2018																			
2019 2020																			
2021																			
2022	~ ~	()	**	2022	A)	**	**	2022	(+	**	**	2022	**		()	2022	39% 36%	31% 29%	24% 24%
2024	4.4	()	**	2024	* >	**	**	2024	A >	**	**	2024	**	V V	()	2024	34%	29%	23%
2025 2026	(v	+ +	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	• •	**	0	2025 2026	33% 33%	28% 29%	23% 23%
								Subsidy	15 d 0.83 He (0.83 Abs Pla at £36000 per u Sustain 20%	nability at £180 Affordable H	uses) DPH) dph. 196) ts p.a. 00% 000 per unit (in 0 per unit	termedia	ite)						
	Valu	e Area: 0			Valu	ie Area: 0			Val	ocial Rent to In ue Area: 0	termediate)		Valu	ie Area: 0			Vali	ue Area: 0	
	0 dw 0 site	ellings (0) @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
	Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0			Gre	oss profit: 0 osorption: 0			Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0	
	Plannin	ng gain at 0%			Planni	ng gain at 0%			Plann	ing gain at 0%			Plannir	ng gain at 0%			Planni	ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0			Susta	ibsidy at 0 inability at 0	
	0% Affor	dable Hous	sing			dable Hous	ing		0% Affo	rdable Hou	ising		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing
TEST	9 SHEET 1	CDEENTIF! -		TEST	9 SHEET 1	INDUISTOU		TEST	9 SHEET 1	INDUSTRIC		TEST	9 SHEET 1	DP1		TEST	9 SHEET 1	CTION TO ASSES	DARI E
	DOWN	MIDDLE	UP	1.	DOWN	MIDDLE	UP	1.	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
0	-		-	0		-	-	0				0	-		-	0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0			-	0	0%	0%	0%
0	-			ō		-		0	-			0	-			0	0%	0%	0%
0				0				0				0				0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-			0	0% 0%	0% 0%	0% 0%
0	-	-	-	0		-		0	-			0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	=	0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-			0		-		0				0	-			0	0%	0%	0%
0	-		-	0			-	0	-	-	=	0	-			0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dp Gross profit: Absorption: (Ilanning gain at Subsidy at 0 Sustainability a Affordable Ho	t O								

	0 dv 0 site Gre Ab Planni Su Susta 0% Affor	ue Area: 0 vellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% uinability at 0 rdable Hous	sing		dw O site Gro Abs Plannii Su Susta O% Affor	ple Area: 0 cellings (0) cellings (0) cellings (0) dellings (0)	ing		dv O sit Gr At Plann S Sust	ue Area: 0 vellings (0) e @ (0) dph oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	5		dw O site Gro Ab: Planni Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% boidy at 0 inability at 0 rdable Hous 0	sing		dw O site Gro Ab Planni Si Sust	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		CTION TO AFFOI MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	OABLE UP OW
Subsi	T1 SHEET 1															s) PH) dph. a. bit (intermediate) unit using rmediate)			
	70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed																		
2010 2011	70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed																		
2012 2013	TEST 11 SHEET 1 TEST 11 SH																		
2014	DOWN MIDDLE UP DOWN																		
2015 2016	**	**	(*	2015 2016	**	**	4)	2015 2016	**	**	A)	2015 2016	**	**	-:-	2015 2016	326% 221%	62%	40% 38%
2017	* *	* *	(+	2017	~ ~	* *	. >	2017	**	~ ~	.,	2017	~ ~	**	**	2017	146%	56%	36%
2018 2019	**	**	4 ¥	2018 2019	**	1 *	A)	2018	**	1.4	A)	2018 2019	**	**	-:-	2018 2019	106% 81%	50% 46%	34% 32%
2020 2021	* *	* *	* >	2020 2021	••	A)	A)	2020	**	(*	A)	2020 2021	**	* *	17	2020 2021	66% 56%	43% 40%	31% 29%
2021	• • •	· · ·	4.4	2021	4.4	**	**	2021	•••	**		2021		• •	- ++	2021	50%	38%	29%
2023 2024	**	0	**	2023	*)	**	••	2023		**		2023	• •	* *	0	2023	45%	36%	27%
2025	3 1															26%			
	Gross	profit: (20%)			Gross	profit: (20%)		"	Gross	profit: (20%)			Gross	profit: (20%)		'	Gross	profit: (20%)	·
	Plannin	on: 50 units p. g gain at 100%	5		Planning	n: 50 units p.a gain at 100%			Plannir	ion: 50 units p ng gain at 100'	%		Plannin	on: 50 units p.a g gain at 100%			Plannin	on: 50 units p. g gain at 1009	5
Subsi	dy at £0 per unit (Sustainabl	lity at £0 per u	ınit) Subsi	dy at £0 per unit (Sustainabl	ity at £0 per u	nit	e) Subsi	Sustainab	ility at £0 per	unit (intermediate) unit	Subsi		lity at £0 per u	nit	e) Subsid	y at £0 per unit (Sustainab	ility at £0 per i	ınit
70	20% Affo 0:30 (Social I	rdable Hou	ısing	70	20% Affo 0:30 (Social F	rdable Hou	sing	70	20% Affe 0:30 (Social	ordable Ho	using	70	20% Affo 0:30 (Social I	rdable Hou Rent to Inter	sing mediate)	71	20% Affo 0:30 (Social	ordable Hou	ısing
	12 SHEET 1				12 SHEET 1				12 SHEET 1				12 SHEET 1				12 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	f	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	~~	+	**	2010	~ ~	**	**	2010	••	**	**	2010	~ ~	· ·	0	2010	55%	35%	29%
011 012	**	4.5	1.	2011	**	**	**	2011	**	(*		2011	**	**		2011	55% 78%	35% 40%	29% 32%
2013	**	**		2013	~ ~	**	* >	2013	••	(+	A)	2013	~ ~	**		2013	83%	42%	33%
2014 2015		**	1.	2014 2015		* P	A)	2014	**	**	4)	2014 2015	**	**		2014 2015	289%	42% 61%	33% 39%
2016	**	**		2016	**	**	* >	2016	**	**		2016	••	**		2016	203%	59%	38%
2017 2018	**	• •	(v	2017	**	(*	A)	2017	**		A)	2017 2018	**	**		2017 2018	138% 102%	55% 50%	36% 34%
2019		**	* >	2019		(*	.,	2019	~ ~	1.4	.)	2019	~ ~	~ ~		2019	79%	46%	32%
2020 2021	• •	* *	A >	2020	• •	*>	A)	2020	**	(*	4)	2020	* *	**	1+	2020	65% 55%	43% 40%	31% 29%
2022	**	÷	**	2022	4+	**	**	2022	**	**	**	2022	•••	**	()	2022	49%	37%	28%
2023 2024	* *	0	**	2023	* *	**		2023	(*	**	**	2023	**	**	0	2023	44% 42%	35% 35%	27% 27%
2025		+	**	2025	* >	**	**	2025	- (+	**	**	2025	••		\leftrightarrow	2025	41%	34%	26%
2026		•	**	2026	->	**	^^	2026	٧٠ Va	1 Andrea:	Four	2026	**	**	•	2026	40%	34%	26%
								Sub	15 c 0.83 He (Abs Pl. sidy at E0 per L Sust 20%	wellings (15 Ho ctare site @(20 Gross profit: (20 sorption: 50 uni anning gain at	ouses) DPH) dph. DPH) dph. DPH) Its p.a. DDW per unit (intermit per unit) DOW	ediate)							

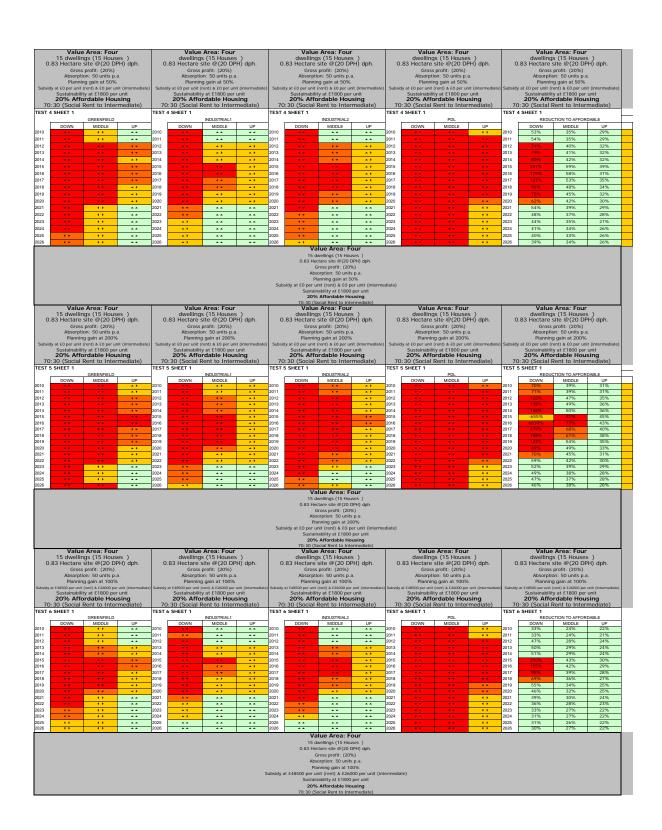
	Subsi	15 dwellin 1.83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo 0:50 (Social F	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsit	dwelling 83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo E:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit	e) Subsi	dwelling .83 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 20% Affe 0:50 (Social	e Area: Founds (15 House site @(20 D s profit: (20%) lon: 50 units pag gain at 100% (rent) & £0 per uty at £1800 per cordable Hounds (15 Hounds)	es) PH) dph. .a. .a. .init (intermediater unit	e) Subs	dwellings 0.83 Hectare s Gross Absorption Planning idy at £0 per unit (in Sustainability 20% Affor 0:50 (Social R	profit: (20%) in: 50 units p. gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. bi init (intermediate runit	e) Subsid	dwelling .83 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo 0:50 (Social F	profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate) cupit ssing
The column The	TEST	13 SHEET 1	GREENEIEI D		TEST	13 SHEET 1	INDUSTRIAL 1		TEST	13 SHEET 1	INDLISTRIAL 2		TEST	13 SHEET 1	PDI		TEST		TION TO AFFOR	PDABLE
March 1		DOWN	MIDDLE			DOWN	MIDDLE			DOWN	MIDDLE			DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
10 10 10 10 10 10 10 10	2010	• •												**						25%
March Marc	2012	* *			2012	**	A F		2012	• •	(v		2012	* *	• •	~ ~	2012	75%	36%	28%
March 1		**		A)			A)	^,			1.4	A)		* * *	* *					
1	2015	**								**	**									
The content of the	2016	* *	~ ~	(*		**	* *			* *	* *			* *	~ ~	**		231%		
10 10 10 10 10 10 10 10	2017	• •									**							100%		
1.5	2019	* *	~ ~			**				**				~ ~	~ ~	~ ~				
1.5	2020	**	1 -			1 *				**				**		1.4				
1	2022		•	**	2022	4.4	**	**	2022	4 🕶	**		2022	V V	• •		2022	44%	33%	24%
1																				23%
Value Prise Four	2025		•	**	2025	* >	**	**	2025			**	2025	* *	**	↔	2025	36%	30%	23%
Standing (1) Hallows Section Consequent (2000) Consequent	2026		0	**	2026	*)	**	**	2026				2026	* *	• •	0	2026	36%	30%	23%
TEST 14 SHEET	Subsi	15 dwellin 1.83 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit 20% Affo	gs (15 Hous site @(20 Df profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling .83 Hectare : Gross Absorpti Planning dy at £0 per unit (Sustainabilit 20% Affo	s (15 Houses site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. a. bit (intermediate unit	O Subsi	pi. sidy at £0 per u Sustai 20% 50:50 (\$ Valu dwelling .83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affr	anning gain at 1 unit (rent) & E0 nability at E180 6 Affordable H social Rent to In e Area: Fou gs (15 Houss site @(20 E s profit: (20%) lon: 50 units p ng gain at 100 (rent) & E0 per u lity at £1800 pe tordable Hoo	00% per unit (intern 0 per unit ousing termediate) IF 9S) IPH) dphaa. % unit (intermediate using	e) Subs	dwellings 0.83 Hectare s Gross Absorptio Planning idy at £0 per unit (r Sustainability 20% Affoi	s (15 House site @(20 Di profit: (20%) in: 50 units p. gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. bi init (intermediate runit	e) Subsid	dwelling 1.83 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo	s (15 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate) cunit sing
Control Cont		20% Affordable Housing 20% Affordable Housing<															mediate)			
1		0:100 (Social Rent to Intermediate) 1:51 4 SHEET 1																		
12 1 1 1 1 1 1 1 1 1	2010	20% Affordable Housing																		
1	2011	ST 14 SHEET 1														15%				
1	2012	CREENELD NOUSTRIAL NOUSTRIAL NOUSTRIAL NOUSTRIAL NOUSTRIAL PDL NOUSTRIAL NOUSTRIAL PDL NOUSTRIAL NOUSTRIAL PDL NOUSTRIAL NOUSTRIAL NOUSTRIAL PDL NOUSTRIAL NOUST																		
1	2014																			
1	2015	**				**	1.4	4)		~ ~	**	A)		**		**		250% 148%		
1 1 200 200 1 200 200 1 200	2017	• •	• •		2017	**			2017				2017		• •	~ ~	2017	90%	30%	18%
	2018 2019					**												61%		
Value Area: 0 Value Area:	2020	**		**	2020	(v	**	**	2020	**	**	**	2020	• •	**	•	2020	36%	22%	15%
		••												**	••					
1	2023				2023				2023				2023	**	••		2023			
Value Area: Companies Value Area: Pour State with part Substituting (1) Companies Value Area: Pour State with part Substituting (1) Companies Value Area: Pour State with part Substituting (1) Companies Value Area: Pour Companies Value Area: Pour Companies Value Area: Pour Companies Value Area: Pour Value Area: P	2024					**				**				* *	V V			22%	18%	13%
1	2026				2026									**			2026			
O		Value Area: Four															sina			
ONE DOWN MIDDLE UP D				9				9				9				9				.5
0 0 0 0 0 0 % 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	TEST		GREENFIELD		TEST		INDUSTRIAL1		TEST		INDUSTRIAL2		TEST		PDL		TEST	REDU	CTION TO AFFOR	RDABLE
0	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	0	-		-	ō	= -		- 1	0		-		ō	-			ō			
0	0			-	0		-	-	0	-			0	-		-	0			0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0			-	0			-	0				0		-		0			
0 0 0 0 - 0 0 0 - 0 - 0	0				0	-	-		0				0	-			0			0%
0 0 0 0 - 0 0 0	0	-		-	0				0	-	-	-	0	-			0			0%
0 0 0 0 - 0 - 0	0	-		-	0		-	-	0	-	-	-	0	-	-	-	0			
Column	o				o				0				0				o	0%	0%	0%
O	0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0			
Value Area: 0 0 otwellings (0) 0 site (0) oph. Gross profit: 0 Assorption: 0 Planning gain at 0% Subject of 0 Sustainability at 0 Sustainability at 0 O% Afforblie Housing	0			-	o			-	0	-		-	0			-	o	0%	0%	0%
0% Affordable Housing	0	-	-	-	0	-	-	-	0	ı	O dwellings (0 O site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0) h. o o 0%	0	-	-	-	0	0%	0%	0%
·										- 0%		waning .								

Subsid	15 dwellin :83 Hectare : Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u by at £1800 per profable Hou	ses) PH) dph. a. init (intermedial r unit unit using	te) Subsi	dwelling 0.83 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediat unit sing	e) Subs	dwelling).83 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	es) PH) dph. .a. .a .init (intermediate er unit using) Subsi	dwelling 1.83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediate unit	e) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (25%) on: 50 units p g gain at 1009 rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. 6 nit (intermediate) r unit using
TEST	16 SHEET 1	GREENFIELD	,		16 SHEET 1	INDUSTRIAL1			16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 72%	MIDDLE 38%	UP 31%
2011	• •	**	(*	2011	••	4)	4)	2011	••	(*	A)	2011	• •	**	••	2011	74%	38% 47%	31% 35%
2013 2014	• • •	**	(*	2013		(*	A)	2013	• • •		A)	2013	• • •	**	**	2013	148%	49% 50%	36% 35%
2015		**	**	2015		**	4.4	2015			(*	2015	• •	**	**	2015	-393%	84%	45%
2016 2017	**	**	**	2016 2017	**	**	4)	2016	**	**	1 *	2016 2017	**	**	**	2016 2017	-1210% 560%	79% 70%	43% 40%
2018 2019	**	**	(*	2018	**	**	A)	2018	• •	**	A >	2018 2019	**	**	**	2018 2019	218% 131%	61% 54%	37% 35%
2020 2021	• •	* *	4.0	2020	* *	(*	4)	2020	* *	**	A)	2020	**	**	• •	2020	92% 72%	49% 45%	33% 31%
2022 2023	**	**	A)	2022	4.*	A)	A)	2022	•••	1.4	*)	2022 2023	• •	**	4.4	2022	60% 52%	42% 39%	30% 28%
2024	• •	**	.,	2024	1 *	*)	.,	2024	••	(v	.,	2024	• •	**	(v	2024	49% 47%	38% 37%	28% 28%
2026	- ;;	**	A)	2026	1+	*)	• • •	2026		alue Area: F	*)	2026	- * *	- ;;	1+	2026	46%	38%	27%
0	15 dwellin	Area: Fou gs (15 Hous site @(20 D	ses)		dwelling	Area: Four	s)		Absolute Abs	nability at £180 6 Affordable H locial Rent to In e Area: Fou gs (15 House	is p.a. 00% per unit (interm 0 per unit ousing termediate) ir		dwelling	Area: Foui	s)		dwelling	Area: Fou is (15 House site @(20 F	es)
	GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL REDUCTION TO AFFORDABLE																		
7C	:30 (Social I			70 TEST	0:30 (Social			TEST	0:30 (Social	Rent to Inte	rmediate)	70 TEST	0:30 (Social F			TEST	0:30 (Social		
	T 75 SHEET 1 TEST 17 SHEET 1 T																		
2010 2011	GREENPILD NOUSTRIAL1 NOUSTRIAL2 PDL REDUCTION TO AFFORMABLE																		
2012	0																		
2014	1																		
2015 2016																			
2017 2018	* *	**	(¥	2017	* *	(v	A)	2017 2018	**	* *	A)	2017 2018	* *	* *	**	2017 2018	120% 92%	52% 48%	35% 34%
2019 2020	**	**	A)	2019 2020	••	A P	A)	2019	**	(*	A)	2019 2020	• •	**	1 *	2019 2020	74% 62%	45% 42%	32% 30%
2021 2022	**	()		2021 2022	4 *		**	2021 2022		**	**	2021 2022	• •	**	++	2021 2022	53% 48%	39% 37%	29% 28%
2023 2024	4.4	() ()	**	2023 2024	A >	**	**	2023 2024	(v	**	**	2023 2024	**	**	() ()	2023 2024	43% 41%	35% 34%	27% 27%
2025 2026	()	() ()	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	* *	**	()	2025 2026	40% 39%	34% 34%	26% 26%
	Vali	ue Area: O			Vali	ue Area: 0		Sul	15 c 0.83 He 0.83 He 0.64 Pl. 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.8	Muel Area: Inveilings (15 Ho ctare site @(2) Gross profit: (10 sorption: 50 uni anning gain at 1 unit (rent) & E0 nability at £180 6 Affordable H docial Rent to In ue Area: 0	uses) DPH) dph. 1%) ts p.a. 00% per unit (interm 0 per unit ousing	ediate)	Valu	ie Area: 0			Vali	ue Area: 0	
	0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
	Gro Ab	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0			Gr At	oss profit: 0 osorption: 0			Gro Abs	ss profit: 0 sorption: 0			Gro Ab	ss profit: 0 sorption: 0	
	Su	ng gain at 0% ibsidy at 0			St	ng gain at 0% ibsidy at 0			s	ing gain at 0% ubsidy at 0			Su	ng gain at 0% bsidy at 0			St	ng gain at 0% ıbsidy at 0	
		inability at 0 rdable Hou	sing			inability at 0	sing		0% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0	sing			inability at 0	sing
TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	REDU DOWN	MIDDLE	RDABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-			0				0	-		-	0	-			0	0%	0%	0%
0		-		0	-	-		0	-	-	-	0	-	-	-	0	0%	0% 0% 0%	0% 0%
0	-	-		0	-	-	-	0	-		-	0	-			0	0% 0%	0% 0%	0%
0	_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	-	-		o o	-			0	-	-	-	0	-			0	0%	0%	0%
0		-		0		-		0	-	-	-	0	-			0	0% 0%	0% 0%	0% 0%
0	-			0	-	-		0	-	-	-	0	-	-:-		0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-		0	-			0	-	-	_ =	0				0	0%	0%	0%
									F	O dwellings (0 o site @(0) dp Gross profit: (Absorption: Calanning gain at Subsidy at 0 Sustainability a Affordable Ho	t O								

0 dv	ie Area: 0																	
0 dv	ie Area: U			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dw	ellings (0)	
	@(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	ss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%			At	osorption: 0				sorption: 0			Abs	sorption: 0 ng gain at 0%	
									ing gain at 0%				ng gain at 0%					
Su	ibsidy at 0 inability at 0			Su	ibsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			Si	ubsidy at 0 ainability at 0			Su	ibsidy at 0 inability at 0	
0% Affor	dable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			dable Hous	ing
T 19 SHEET 1	0			9 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0	
T 19 SHEET 1	GREENFIELD		TEST 1	9 SHEET 1	INDUSTRIAL1		TEST	19 SHEET 1	INDUSTRIAL2		TEST	19 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	1. [DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP
-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-		-	0		-	-	0		-		0		-	-	0	0%	0%	0%
			0				0		-	-	0	-	-		0	0%	0%	0%
-	-		0		-		0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	ı	ı	0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
_			0		_	-	0	_	_	-	0	_	-	-	0	0%	0%	0%
-	-	-	U		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
			0		-		0		-	-	0		-	-	0	0%	0% 0%	0%
			6				0				0					0%	0%	0%
			ő			-	0				ő				-0	0%	0%	0%
			o				0				0				0	0%	0%	0%
			o -				0				0				o	0%	0%	0%
_	_	-	0		-	-	0	_		-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-	-	0	-	- Value Area:	-	0	-	-	_	0	0%	0%	0%
									Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								
					ie Area: 0				0									
Valu	ie Area: 0																	
O du	uollinge (O)			vaic	ollings (0)			vai	ue Area: 0			Vali	ue Area: 0			Valu	e Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dwe	ellings (0)	
0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit	vellings (0) e @(0) dph.			dw 0 sit	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 site	ellings (0) @@(0) dph.	
O dv O site Gro Ab	vellings (0) @(0) dph. iss profit: 0 sorption: 0			dw 0 site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dwo O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
0 dv 0 site Gro Ab Planni	wellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dwi O site Gro: Abs Plannir	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0%	
O dv O site Gro Ab Planni Su	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gn At Plann S	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro: Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
0 dv 0 site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ilnability at 0	sing.		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing		dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing		dw O sit Gre Ab Planni Si Sust	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sina		dwi O site Gro: Abs Plannir Su Susta	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	ina
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0	sing		dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	sing		dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0	sing		dwi O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	sing
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 rdable Hous 0	sing	TEST 2	dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST	dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 scorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing	TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous	
O dv O sitt Gro Ab Planni Su Suste O% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dw O sit Gr At Plann S Sust O% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oing gain at 0% obsidy at 0 oinability at 0 rdable Hous 0		TEST	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 rdable Hous 0	s ing UP	TEST 2	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 scorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing UP	TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous	
O dv O sitt Gro Ab Planni Su Suste O% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dw O sit Gr At Plann S Sust O% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oing gain at 0% obsidy at 0 oinability at 0 rdable Hous 0		TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
0 dv 0 sitt Gro Ab Planni Su Suste 0% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2:	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		0	dw O sit Gr At Plann S Sust O% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		0 0 0	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oing gain at 0% obsidy at 0 oinability at 0 rdable Hous 0		TEST:	dwi O site Gro- Abs Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O dv O slitt O slitt O slitt O slitt O'S Planni Su Susta O'% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 20	dw 0 site Gro Abs Plannin Su Susta 0% Affor 0 SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0	O Sittle Plann Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% usbidy at 0 ainability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP -	TEST :	dw. O site Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O dv O slitte Gro Ab Planni St Suste O% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2:	dw 0 site Gro Abs Plannin Su Susta 0% Affor 0 SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	O Sittle Plann Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0	dw 0 sit of sit	vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw. O sitte Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Su Susta O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 20	dw 0 site Gro Abs Plannin Su Susta 0% Affor 0 SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	O Sittle Plann Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0	dw O sit the Control of Control o	vellings (0) eellings (0) ee @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inhability at 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro- Abs Plannir Su Sustato O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O sites Gro Abs Plannin Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 inability at 0 PDL MIDDLE	UP	TEST :	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Sus Affor O% Affor O% Affor O%	ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Susses O' Affor	wellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 crdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Abs Planni Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt in Grand At Plann S Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) eellings (0) ee @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inhability at 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro. Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O sites Gro Abs Plannin Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 inability at 0 PDL MIDDLE	UP	TEST :	dw. O site Gro- Abs Plannit Sus Wash O% Affor 20 SHEET 1 PCDU DOWN O%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0% bisidy at 0 inability at 0 "dable Hous 0 O"CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O slyt O slyt Gre Ab Planni St St O% Affor DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O sites Gro Abs Plannin Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 inability at 0 PDL MIDDLE	UP	TEST :	dw. O site Giro Abs Plannir Sut Sut Sut O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisdly at 0 iniability at 0 ordable House 0 o CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0 dv 0 sitting 1 dv 1 d	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 dridable Houri 0 GREENFIELD MIDDLE	UP		dw O slite Gro Gro Abs Plannil Su Su Su Su Hata O M Affor D O M	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0	dv O sist Gr At Planna S S O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 anability at 0 insubsidy at 0 ins	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sospilor: 0 ng gain at 0% ubsidy at 0 ninability at 0 or dable Hous 0 PDL MIDDLE	UP	TEST :	O slite to Control of the Control of	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitting Green Abharanna Abhar	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 driable House 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O slite of State o	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alrability at 0 rdable Hour 0 INDUSTRUAL2 MIDDLE	UP	TEST	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sasidy at 0 ng gain at 0% sasidy at 0 anabality at 0 reddible House 0 PDL MIDOLE	UP	TEST:	O site in the control of the control	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 on gain at 0% biskly at 0 on gain at 0% biskly at 0 on ability at 0 on ability at 0 on ability at 0 on one of the original orig	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0 dv 0 sitting	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 dridable Houri 0 GREENFIELD MIDDLE	UP		dw O slite Gro Gro Abs Plannil Su Su Su Su Hata O M Affor D O M	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0	dv O sist Gr At Planna S S O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 anability at 0 insubsidy at 0 ins	UP	TEST	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sospilor: 0 ng gain at 0% ubsidy at 0 ninability at 0 or dable Hous 0 PDL MIDDLE	UP	TEST :	O site to Control of the Control of	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dable Hous (0) = 0 sorption: 0 (dable Hous (0) = 0 sorption: 0 (dable Hous (0) = 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitti Grc Grc Ab Planni S. Susta O% Affor DOWN	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibaldy at 0 ng gain at 0% sibaldy at 0 ninability at 0 GREENFIELD MIDDLE	UP		dw O site of Control o	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% baddy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing dain at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usakidy at 0 ng gain at 0% usakidy at 0 nanability at 0 redable House 0 PDL MIDOLE	UP	TEST:	O site in the control of the control	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 on gain at 0% biskly at 0 on gain at 0% biskly at 0 on ability at 0 on ability at 0 on ability at 0 on one of the original orig	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitting Green Abharanna Abhar	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 driable House 0 GREENFIELD MIDDLE	UP		dw O slite of State o	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alrability at 0 rdable Hour 0 INDUSTRUAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sasidy at 0 ng gain at 0% sasidy at 0 anabality at 0 reddible House 0 PDL MIDOLE	UP	TEST:	O Sile Sile Sile Sile Sile Sile Sile Sile	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% body at 0 ng gain at 0% body at 0 ninability at 0 ddb ellings of 0 ninability at 0 ddb ellings of 0 ng gain at 0% body at 0 ninability at 0 ni	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitting Gre Gre Gre Ab Planni Sustant Sustant O'96 Afford	vellings (0) = @(0) dph. ss profit: 0 = @(0) dph. ss profit: 0 = gain at 0% sidy at 0 = gain at 0 = g	UP		dw O slite Groen Control of the Cont	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O sit if Gr At Plann S S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing dain at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 e gorption: 0 en gain at 0% usbsidy at 0 en gain at 0% usbsidy at 0 en gain at 0% usbsidy at 0 en gain ability at 0 en gain	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 42 - Sensitivity Testing

Value 15 dwelling 0.83 Hectare s Gross Absorptic Power of the second of the secon	Area: Four şs (15 House) şs (15 House) şs (15 House) şs (20%) n: 50 units p.p. n: 50 units p.g. gain at 100% gain at 100% middle House	es) PH) dph. a. a. it it (intermediate) Up	70 TEST - 2010 2011 2012 2013 2014 2015 2016 2017 2019 2020 2021 2022 2022 2022	15 dwelling 83 Hectare s Gross Absorptio Planning ly at £0 per unit (r Sustainability	Area: Four js (15 Housus js (15 Hous js (15 Housus js (15 Housus js (15 Housus js (15 Housus js (15	es) PH) dph. a. it (intermediate) unit sing mediate) UP	7(C) TEST 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023	15 dwellin .83 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabillit	profit: (20%) on: 50 units p. g gain at 100% (rem) & 60 per ur y at £1800 per ur MIDDLE MIDDLE	es) PH) dph. a. 6.6 sit (intermediate unit sising mediate) UP	70 TEST 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023	15 dwelling 0.83 Hectare s Gross Absorption Planning idy at £0 per unit (Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ues) PH) dph. a. 6. 6. 6. 6. 6. 10. 10. 10. 10. 10. 10. 10. 10. 10. 10	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023	15 dwellin .83 Hectare .63 Absorpt Plannin .81 Feb .81 Absorpt Plannin .81 Et per unit (\$20% Affe .81 Absorpt .82 Absorpt .82 Absorpt .83 Absorpt .83 Absorpt .83 Absorpt .83 Absorpt .84	ry at £1800 per profable Hou Rent to Inter CTION TO AFFOR MIDDLE 36% 36% 42% 44% 55% 52% 48% 44% 41% 38% 44% 38% 44% 38% 44% 38% 44% 38% 38% 38%	as) Hi) dph. It (intermediate) unit sing mediate) DABLE JP SPM SON SON SON SON SON SON SON SO
2024 2025 2026	() ()	**	2024 2025 2026	A) A)	**	**	2024 2025 2026	(v	14 14 1ue Area: F	our	2024 2025 2026	**	* *	()	2024 2025 2026	44% 42% 41%	35% 35% 35%	27% 27% 27%
0.83 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (i Sustainability	orofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per un at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) unit using	Subsic	15 dwelling 83 Hectare s Gross i Absorptio Planning by at £0 per unit (r Sustainability	orofit: (20%) n: 30 units p.a gain at 100% rent) & £0 per un at £1800 per rdable Hou	PH) dph. a. iit (intermediate) unit sing	O Subsit	0.83 Hec G Abs Sidy at E0 per u Sustain 20% 70:30 (Sr Value 15 dwellin .83 Hectare Gross Absorpth Plannin dy at £0 per unit u Sustainabilit	o Affordable Ho ocial Rent to Int of Area: Foul gs (15 Hous site @(20 Di profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per un ty at £1800 pei ordable Hou	DPH) dph. %6) s p.a. 20% s p.a. 20% s p.a. 20% per unit (interm per unit susing ermediate) PH) dph. a. 5 init (intermediate unit ssing	() Subsi	15 dwelling 0.83 Hectare s Gross Absorption Planning idy at £0 per unit (in Sustainability	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ies) PH) dph. a. bi init (intermediate r unit	e) Subsidy	15 dwellin 1.83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	gs (15 Housi gs (15 Housi site @(20 Ur profit: (20%) g gain at 100% eru) & £0 per eru) & £0 per y at £1800 per rrdable Hou Rent to Inter	PH) dph. it (intermediate) unit sing
TEST 2 SHEET 1	GREENFIELD MIDDLE	UP	TEST :	SHEET 1	INDUSTRIAL1 MIDDLE	UP	TEST	2 SHEET 1	INDUSTRIAL2 MIDDLE	UP	TEST	2 SHEET 1	PDL MIDDLE	UP		2 SHEET 1	CTION TO AFFOR	DABLE
2010 2011	()	4 A	2010 2011	DOWN	MIDDLE	0P	2010 2011	DOWN	A A	0P	2010	DOWN	MIDDLE	()	2010	58% 61%	36% 37%	UP 29% 30%
2012	**	(*	2012	**	A }	4)	2012	••	(*	A)	2012	• •	**	**	2012	86%	42% 43%	33%
2014	**	(*	2014	**	*	A >	2014	**	**		2014	* *	**	**	2014	103%	46%	34%
2015	•••	(*	2015 2016	**	**	A P	2015 2016	**	**	4.)	2015 2016			**	2015 2016	426% 258%	62%	40% 39%
2017	**	(+	2017 2018	**	(*	A)	2017 2018	**	**	*)	2017	**	- ;;	**	2017	160% 113%	57% 52%	37% 35%
2019	••	A)	2019 2020	V V	(v	4)	2019 2020	• •			2019	· ·	* *	**	2019	85% 68%	47% 44%	33% 31%
2021	• •	A >	2021	**	A >	A >	2021	**		. >	2021	**		(*	2021	58%	41%	30%
2022	()	**	2022 2023	4 ¥	**	**	2022	(*	**	**	2022	* *		()	2022 2023	51% 46%	38% 36%	28% 27%
2024	()	**	2024 2025	A)	**	**	2024 2025	(*	**	**	2024 2025	• •	**	()	2024	44% 42%	35% 35%	27% 27%
2026	0	**	2026	*)	**	**	2026	1 +	iue Area: F	**	2026	* *	**	0	2026	41%	35%	27%
15 dwelling 0.83 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (Sustainability 20% Affor	profit: (20%) n: 70 units p.a gain at 100% ent) & £0 per un at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) sing	Subsic	15 dwelling 83 Hectare s Gross Absorptio Planning ly at £0 per unit (r Sustainability 20% Affoi :30 (Social R	profit: (20%) n: 70 units p.s gain at 100% rent) & £0 per un at £1800 per rdable Hou	es) PH) dph. a. iit (intermediate) unit sing	O Subsite	0.83 Hec Abs Pla Sustain 20% 70:30 (Si Value 15 dwellin .83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 20% Affect 20% Offection	hability at £1800 Affordable Hocial Rent to Intellect Area: Foundate (15 House site @(20 D) profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per un profable Houser (1800)	DPH) dph. %6) s p.a. 10% s p.a. 10% s p.a. 10% per unit (interm per unit susing ermediate) r (es) PH) dph. a. b. init (intermediate unit	c) Subsi	15 dwelling 0.83 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainability 20% Affo 0:30 (Social F	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ses) PH) dph. a. if init (intermediate r unit	e) Subsidy	15 dwellin .83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo 0:30 (Social	gs (15 House gs (15 House site @(20 DF profit: (20%) on: 70 units p.8 g gain at 100% rent) & 60 per rent) & 60 per rent) & 60 per rent) & 60 per dent to Inter	PH) dph. it (intermediate) unit sing
TEST 3 SHEET 1	GREENFIELD		TEST :	SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST :	3 SHEET 1	CTION TO AFFOR	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 57%	MIDDLE 36%	UP 29%
2011	+++++++++++++++++++++++++++++++++++++	1.	2011	**	**	**	2011	**	1.4	**	2011	**	**	**	2011	59% 86%	36% 42%	30% 33%
2013	**	(+	2013 2014	**	A)	4)	2013	* *	(*		2013	· ·	**	**	2013	90% 92%	43% 44%	33%
2015	••	**	2015 2016	**	• •	4)	2015 2016	v v	V V	1 +	2015				2015	459% 275%	65%	41%
2016	- ; ;	(*	2016 2017 2018	- ;;		4)	2016 2017 2018	- ; ;	- ; ;	.,	2017	- ; ;	- ;;		2016 2017 2018	275% 169%	58% 52%	39% 37% 35%
2019	-;;	A)	2019	- ;;	1.	4)	2019		- ;;	4)	2018	- ;;		- ;;	2019	88%	48%	33%
2020	**	A >	2020 2021	**	A P	4)	2020 2021	**	(*	A)	2020 2021		- **	1.4	2020 2021	70% 59%	44% 41%	31% 30%
2022	0	**	2022 2023	4)	**	**	2022 2023	· ·	**	**	2022 2023	**	- ;;	()	2022 2023	51% 47%	39% 36%	29% 28%
2024	() ()	**	2024 2025	*)	**	**	2024 2025	(v	**	**	2024 2025	**	**	()	2024 2025	44% 42%	35% 35%	27% 27%
2026	1)	**	2026	4)	**	**	2026	(v	lue Area: F	**	2026	**	Ü		2026	41%	35%	27%
							Sub	15 di 0.83 Hec G Abs Pla sidy at E0 per u Sustain 20%	wellings (15 Hou ctare site @(20 fross profit: (20 orption: 70 unit unning gain at 10	uses) DPH) dph. %) s p.a. DO% ser unit (interm per unit	nediate)							



GREAFIELD NOUSTRIAL1 NOUSTRIAL2 NOUSTR														Area: Four s (15 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou Rent to Inter	S) PH) dph. a. b. r unit (intermedia) unit	ie) Subsidy	dwelling 0.83 Hectare Gross Absorpti Plannin r at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per ty at £1800 per prdable Hou	S) PH) dph. a. b. r unit (intermediate) r unit
IESI	/ SHEET 1	GREENFIELD		IESI	/ SHEET 1	INDUSTRIAL1		IESI	/ SHEET 1	INDUSTRIAL2		IESI	7 SHEET 1	PDL		IESI		CTION TO AFFOR	RDABLE
2010	DOWN	MIDDLE		2010	DOWN			2010	DOWN			2010	DOWN	MIDDLE	UP ()	2010	DOWN 43%	MIDDLE 29%	UP 25%
2011	• •	0	**	2011	• •	**	**	2011	• •		**	2011	• •	••	~ ~	2011	43%	29%	25%
2012	• • •		A >	2012	**	A)	4)	2012	* *	(*	4)	2012 2013	**		**	2012	63%	34% 34%	28% 28%
2014 2015	* *	**	A P	2014	* *	A)	A)	2014	• •	(v		2014	* *	**	~ ~	2014	68%	35% 53%	28% 34%
2016	• • •		(*	2016	**	~ ~	A >	2016	**	**	A)	2016	**			2016	201%	53%	33%
2017 2018	**	**	4+	2017 2018	• •	(+	4)	2017 2018	• •	**	A)	2017 2018	• •	**	• •	2017 2018	126%	47% 43%	32% 30%
2019	• • •		A F	2019		A >		2019	• •	(*	A >	2019	• •			2019	68%	40%	29%
2020 2021	• •	• • • • • • • • • • • • • • • • • • •	4.5	2020	4.*	**	4.4	2020	**	4.4	* * *	2020	**		(v	2020	56% 47%	37% 35%	27% 26%
2022	~ ~	0	**	2022	(▼	**	**	2022	(*	**	**	2022	• •	~ ~	\leftrightarrow	2022	42%	33%	25%
2023 2024	• •	()	**	2023 2024	A >	**	**	2023	(*	**	**	2023 2024	•••	* *	()	2023	38% 37%	31% 30%	25% 24%
2025	(*	+ +	**	2025	* >	**	**	2025	*	**	**	2025 2026	* *	**	()	2025	35%	30%	24%
2026		•	**	2026	*>			2026	Va	alue Area: I	Four	2026	**			2026	35%	30%	24%
Subsidy	15 dwelling 1.83 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainability	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	es) PH) dph. a. runit (intermediate asing)	a) Subsidy	dwelling 1.83 Hectare Gross Absorpti Plannin 1 at £36000 per unit Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	s) PH) dph. a. c. unit (intermediated in the content of the cont	Cook Subsidy	20% 70:30 (S Value dwelling 0.83 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabili	nability at £180 6 Affordable H Social Rent to In e Area: Fou gs (15 House site @(20 E s profit: (20%) lon: 50 units p ng gain at 100% (rent) & £24000 p ity at £1800 pe ordable Ho	0 per unit ousing termediate) IT DS) PH) dph. .ab. er unit (intermediate er unit using	O (i) Subsidy	Value dwelling .83 Hectare: Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. b. r unit (intermedia) unit	te) Subsidy	dwelling 0.83 Hectare Gross Absorpti Plannin r at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. a. b. r unit (intermediate) r unit
	8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		illieulate)		8 SHEET 1	tent to miter	mediate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	RDABLE UP
2010	· ·	0	**	2010	- V	* *	**	2010	• •	**	* *	2010	• •	* *	\leftrightarrow	2010	39%	27%	23%
2011 2012	**	(*	**	2011	**	4.)	**	2011	**	* * * * * * * * * * * * * * * * * * *		2011 2012	**		() v v	2011	39% 55%	27% 31%	23% 26%
2013 2014	• •	**	4)	2013 2014	• •	A)	4)	2013 2014	**	(*	A)	2013 2014	**	**	**	2013 2014	59% 60%	32% 33%	26% 26%
2015	- · ·			2015	• •	~ ~	A)	2015	**	**	A)	2015	• •			2015	293%	48%	32%
2016 2017	• • •		(*	2016	• •	4.4	A)	2016	**	**	A)	2016	**			2016 2017	179% 112%	47% 43%	31% 30%
2018	~ ~	••	A }	2018	**	4.4	A >	2018	* *	(+	A >	2018	~ ~	~ ~	~ ~	2018	80%	40%	28%
2019 2020	**	**	A >	2019	**	*)	A >	2019	**	1+	4)	2019	**	**	1 *	2019	62% 51%	37% 34%	27% 26%
2021 2022	**	0	**	2021 2022	4 *	**	**	2021		**	**	2021 2022	**	**	()	2021 2022	44% 39%	32% 31%	25% 24%
2023	**	()	**	2023	4)	**	**	2022	1 *	**		2023	•••		· · · ·	2023	36%	29%	24%
2024 2025	1 *	()	**	2024 2025	A >	**	**	2024 2025	A >	**	**	2024 2025	• •	**	()	2024 2025	34% 33%	29% 28%	23% 23%
2026	1)	0	**	2026	**	**	**	2026	* *	**	**	2026	**		· · ·	2026	33%	28%	23%
								Subsidy	15 d 0.83 He (Abs Pl at E36000 per u Sustain 20% 70:30 (S	nability at £180 6 Affordable H Social Rent to In	uses) DPH) dph. 196) ts p.a. 100% 1000 per unit (in 0 per unit	termedia							
	0 dw	e Area: 0			dw	ellings (0)			Val	ue Area: 0 vellings (0) :e @(0) dph.			dw	ellings (0)			dw	ue Area: 0 ellings (0)	
	0 site	e @(Ŏ) dph. ss profit: O			0 site	e @(Ŏ) dph. ss profit: 0			0 sit	e @(0) dph. oss profit: 0			0 site	e @(Ŏ) dph. ss profit: 0			0 site	e @(Ŏ) dph. ss profit: 0	
	Abs	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			Ab	osorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%	
	Su	bsidy at 0			St	bsidy at 0			Si	ubsidy at 0			Su	bsidy at 0			Su	ibsidy at 0	
		inability at 0	sing		0% Affo	inability at 0	sing			ainability at 0	ising		0% Affor	inability at 0	sing		0% Affor	inability at 0 rdable Hou	sing
TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDU DOWN	MIDDLE	RDABLE
0	-	-	-	0	-	- INDULE	-	0	- DOWN	- mode	-	0	- JOHN	-	-	0	0%	0% 0%	UP 0% 0%
0	-	-	-	0	=	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-			0				0				0	-			0	0%	0%	0%
0	-		-	0			-	0		-	-	0	-		-	0	0% 0%	0% 0%	0%
0	-		-	0	-			0			-	0	-	_	-	0	0% 0%	0% 0%	0% 0%
0	_		-	0	-	-	-	0	-		-	0	-		-	0	0%	0%	0%
ő	-			ō	=			ő	=	- 1	- 1	ŏ	-		-	ő	0%	0%	0%
0	-		-	0	-	-	-	0	-		-	0	-		-	0	0% 0%	0%	0%
0	-	-	-	0			-	0		-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
									,	Value Area						_			
										O dwellings (0 O site @(0) dp Gross profit: Absorption: 0 Planning gain at Subsidy at 0	h. 0 0%								
										Sustainability a Affordable Ho									

	O dv O site Gre Ab Planni Su Susta O% Affor	ue Area: 0 vellings (0) e @(0) dph. uss profit: 0 sorption: 0 ussidy at 0 inability at 0 rdable Hour	sing		dw O site Gro Abs Plannii Su Susta O% Affor	le Area: 0 cellings (0) cellings (0) cellings (0) dellings (0) corption: 0 corption: 0 corption: 0 corption: 0 corption: 0 dable Hous 0	ing		dv O sit Gro Ab Plann Si Sust	ue Area: 0 vellings (0) e @(0) dph oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou			dw O site Gro Abs Plannin Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% boidy at 0 inability at 0 rdable Hous 0	ing		dw O site Gro Ab Planni Si Sust	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	O site @(0) dp Gross profit: Absorption: (lanning gain at Subsidy at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHET 1 DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		CTION TO AFFOI MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	COASE UP OW
Subsi	11																		
	DOWN				DOWN				DOWN		UP	1	DOWN		UP		DOWN	MIDDLE	UP
2010 2011	**	← →		2011	**	**		2011	**	^ ^		2011	**	**	· · ·	2011		35% 35%	29%
2012 2013	* *	* *		2012	* *	A)	4)	2012	**	٠,٠	A)	2012 2013	* *	* *	••	2012 2013	81%	41% 42%	32% 33%
2014	- ; ;	**	1.	2014	**	A Þ	A >	2014	- ;;	7.7	A)	2014	**	**	- ;;	2014	87%	43%	33%
2015 2016	**	**	(*	2015 2016	**	**	4)	2015 2016	**	**	A)	2015 2016	**	**		2015 2016	326% 221%	62%	40% 38%
2017	* *	* *	(+	2017	~ ~	* *	. >	2017	**	**	.,	2017	* *	**	**	2017	146%	56%	36%
2018 2019	**	**	4 ¥	2018 2019	**	1 *	A)	2018	**	1.4	A)	2018 2019	**	**		2018 2019	106% 81%	50% 46%	34% 32%
2020 2021	**	* *	* >	2020 2021	••	A)	A)	2020	**	(*	A)	2020 2021	**	* *	17	2020 2021	66% 56%	43% 40%	31% 29%
2021	•••	· · ·	* *	2021	4.4	**	**	2021		**	**	2021	• • •	• •	++	2021	50%	38%	29%
2023 2024	• •	+	**	2023 2024	*)	**	**	2023 2024	4.4	**	**	2023 2024	• •	* *	()	2023	45% 43%	36% 35%	27%
2024 2025 2026	**	- 0	**	2024 2025 2026		**	**	2024 2025 2026	1.	**	**	2024 2025 2026	**	**		2024 2025 2026	43% 41% 41%	34% 35%	27% 26% 26%
	Value 15 dwellin .83 Hectare	Area: Four	es)		Value dwelling: 83 Hectare :	Area: Four	s)		0.83 He (Abs Pla sidy at E0 per u Sustai 20% 70:30 (S	Affordable Hocial Rent to In AFFORDABLE AFFORDAB AFFORDABLE AFFORDABLE AFFORDAB	DPH) dph. 19%) Is p.a. 100% per unit (interme) per unit ousing termediate) IIr 19S)		Value dwelling).83 Hectare :	Area: Four	5)		Value dwelling 0.83 Hectare	• Area: Fou ps (15 #Ous D	s)
	Gross	profit: (20%)			Gross	profit: (20%)		"	Gross	profit: (20%)			Gross	profit: (20%)		'	Gross	profit: (20%)	
	Plannin	on: 50 units p. g gain at 100%	5		Planning	n: 50 units p.a gain at 100%			Plannin	ion: 50 units p ig gain at 100'	%		Planning	on: 50 units p.a g gain at 100%			Plannin	on: 50 units p. g gain at 1009	5
Subsi	dy at £0 per unit (Sustainabl	lity at £0 per u	ınit) Subsi	dy at £0 per unit (Sustainabl	ity at £0 per u	nit	e) Subsi	Sustainab	ility at £0 per	unit (intermediate) unit	Subsi		lity at £0 per u	nit	e) Subsid	y at £0 per unit (Sustainab	ility at £0 per i	ınit
70	20% Affo 0:30 (Social I	rdable Hou	ısing	70	20% Affo 0:30 (Social F	rdable Hou	sing	70	20% Affo 0:30 (Social	ordable Ho	using	70	20% Affo 0:30 (Social F	rdable Hou Rent to Inter	sing mediate)	71	20% Affo 0:30 (Social	ordable Hou	ising
	12 SHEET 1				12 SHEET 1				12 SHEET 1				12 SHEET 1				12 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP	Ⅎ	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	••	() ()	11	2010	**	**	**	2010	••	**	**	2010 2011	••	**	()	2010	55% 55%	35% 35%	29% 29%
012	••	**		2012	**	A >	A >	2012		1 *	* *	2012	**	**		2012	78%	40%	32%
013 014	**	**	17	2013		* >	A)	2013	**	(*	A)	2013 2014		**		2013 2014	83%	42% 42%	33% 33%
2014		**	1.	2014		**	A)	2014		**	4)	2014	**	**		2014	289%	61%	33%
016 017	**	**	(*	2016 2017	**	**	A)	2016 2017	• •	**		2016 2017	**	**		2016 2017	203% 138%	59% 55%	38% 36%
2017 2018		**	A):	2017	**	1 *	A)	2017		**	A >	2017 2018				2017	102%	55% 50%	36% 34%
2019	**	**	A F	2019	**	(*	A)	2019	**	(+		2019	• •	* *	4.4	2019	79% 65%	46%	32%
2020 2021		(*	A >	2020		*>	A)	2020		(*	A)	2020 2021			1+	2020	65% 55%	43% 40%	31% 29%
2022	• •	÷	**	2022	4.4	**	**	2022		**	**	2022	• •	**	()	2022	49%	37%	28%
2023 2024		()	**	2023	**	**	**	2023 2024	1+	**	**	2023 2024	~ ~	**	↔	2023	44% 42%	35% 35%	27% 27%
025	**	+	**	2025	* >	**	**	2025		**	**	2025	• •	**	()	2025	41%	34%	26%
2026	(v	•	**	2026	->	**		2026	Va	ilue Area:	Four	2026	**		• •	2026	40%	34%	26%
								Sub	15 d 0.83 He 0 Abs Pla sidy at E0 per u Sust: 20%	wellings (15 Ho ctare site @(20 Gross profit: (20 corption: 50 uni anning gain at	uses) DPH) dph. 19%) ts p.a. 100% per unit (interme per unit	diate)							

Subsi	15 dwellin 1.83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo 0:50 (Social F	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling .83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	S) PH) dph. i. it (intermediate unit	e) Subsi	dwelling .83 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 20% Affe 0:50 (Social	e Area: Fou gs (15 House site @(20 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. a. function of the content of t	e) Subsi	dwelling 0.83 Hectare : Gross Absorptic Plannin idy at £0 per unit (Sustainabilit 20% Affo 0:50 (Social I	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. II. III. III. III. III. III. III. II	s) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo 0:50 (Social	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per uity at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate) cupit ssing
TEST	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDU	CTION TO AFFOI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 51%	MIDDLE 31%	UP 25%
2011	• •	-	**	2011	**	**	**	2011	• • •	**	**	2011	**	**	**	2011	51%	31%	25%
2012 2013	* *	**	A P	2012	**	A)	A)	2012	•••	(*	4)	2012	~ ~	* *		2012	75% 80%	36% 37%	28% 29%
2014	**	**	A >	2014	**	A 3	A >	2014	**	1.	A >	2014	÷÷	**	÷÷	2014	81%	38%	29%
2015 2016	* *	**		2015		**	A)	2015	••	**	A)	2015 2016	**	**		2015 2016	385% 231%	56% 54%	35% 33%
2017	**		4.*	2017		**	A >	2017		**	A >	2017	- · ·	**		2017	143%	50%	32%
2018 2019	• •		A >	2018	**	4.7	A)	2018	**		A)	2018	**	* *		2018	100% 75%	45% 41%	30% 28%
2020	• •	**	A >	2020	~ ~	A >	A >	2020	• •	(+		2020	• •	• •	4.4	2020	60%	38%	27%
2021 2022	* *	- ++	* *	2021	1+	* *	*)	2021	(*	**	*)	2021	**	**	(v	2021	50% 44%	35% 33%	25% 24%
2023	• •	+	**	2023	. >	**	**	2023	4.4	**	**	2023	* *	• •	()	2023	40%	31%	23%
2024 2025	(*	()	**	2024 2025	*)	**	**	2024 2025	(*	**	**	2024		**	↔	2024 2025	38% 36%	30% 30%	23%
2026		•	**	2026	.,	**	**	2026	A)	11 Alue Area: F	**	2026	~ ~	* *	0	2026	36%	30%	23%
	15 dwellin 1.83 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un ry at £1800 per	es) PH) dph. a. bit (intermediate unit		dwelling .83 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per	S) PH) dph. i. ii (intermediate unit	a	Abs private Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Sustainabili	Gross profit: (20 sorption: 50 unit in anning gain at 1 anning gain at 100 growth gain at 100 grent). Et per uty at £1800 pe sorptit.	is p.a. 00% per unit (interm p per unit pusing termediate) r PH) dph. a. 6 init (intermediate r unit	C	dwelling 0.83 Hectare: Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per	s) 'H) dph. i. it (intermediate unit		dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% ent) & £0 per unity at £1800 pe	S) PH) dph. a. bit (intermediate)
0.	20% Affo 100 (Social F	rdable Hou	ising	0.		rdable Hou	sing	0.	20% Aff	Rent to Inte	using		20% Afford 100 (Social I	rdable Hou	sing		20% Affo	rdable Hou	sing
	14 SHEET 1	Rent to Inter	mediate)		100 (Social I 14 SHEET 1		mediate)		14 SHEET 1	Rent to Inte	rmediate)		14 SHEET 1	ent to Inter	mediate)		100 (Social 14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	MIDDLE	DABLE UP
2010	DOWN	+++	**	2010	DOWN	**	^^	2010	DOWN	**	**	2010	DOWN	MIDDLE	++	2010	34%	19%	15%
2011 2012	* *	1)	**	2011	(v	**	**	2011	• • •	**	**	2011		* *	++	2011	34% 49%	19% 23%	15% 17%
2013	* *	•	**	2013	••	**	**	2013	**	**	**	2013	••	**	++	2013	52%	24%	17%
2014	**	4.4	4.*	2014		4)	A)	2014	**	A)	4)	2014	**	**	(*	2014	52%	24% 35%	17% 20%
2016	**	**	A }	2016		4.4	A >	2016	**	**	A >	2016		**		2016	148%	33%	19%
2017 2018	• •	**	A }	2017 2018	••	A)	A)	2017	**	1.4	4)	2017	* *	* *	1.4	2017	90%	30% 27%	18% 17%
2019	**	4.4	* >	2019		A F	A >	2019	**	A >		2019		**	4.4	2019	46%	24%	16%
2020 2021	**	↔	**	2020 2021	(v	**		2020 2021	4.4	**	**	2020		* *	↔	2020	36% 31%	22% 21%	15% 14%
2022	**	**	**	2022	* >	**	**	2022	(+	**	**	2022	••	• •	* *	2022	27%	19%	13%
2023 2024	(+	**	**	2023 2024	**	**	**	2023 2024	* *	**	**	2023	* *	••	**	2023	24% 22%	18% 18%	13% 13%
2025	()	**	**	2025		**	**	2025	**	**	**	2025		**	**	2025	21%	17%	13%
2026	•	**	**	2026	**	**	**	2026	AA V	alue Area: F	**	2026	**	**	**	2026	21%	18%	13%
	O dw O site Gro Abs	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0			dw O site Gro Ab:	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0		Sut	0.83 He 0.83 He Abs Pi ssidy at E0 per L Sustai 20% 0:100 (\$5 Val dv 0 sit Gr At	Invellings (15 Ho ctare site @(20 foross profit: (20 forption: 50 unit anning gain at 1 innit (rent) & E0 hability at £1804 6 Affordable H- docial Rent to Ini ue Area: 0 wellings (0) e @(0) dph. oss profit: 0	uses) DPH) dph. (%) (s p.a. 00% per unit (interm) per unit	nediate)	dw O site Gro Ab	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 corption: 0			dw O site Gro Ab	ue Area: 0 rellings (0) re @(0) dph. ress profit: 0 resortion: 0	
	Plannii Su	ng gain at 0% ibsidy at 0			Plannii Su	ng gain at 0% bsidy at 0			Plann S	ing gain at 0% ubsidy at 0			Su	ng gain at 0% bsidy at 0			Planni Su	ng gain at 0% ibsidy at 0	
	Susta	inability at 0	sing		Susta	inability at 0	ing		Sust	ainability at 0	sing		Susta	inability at 0	ing		Susta	inability at 0	sing
TECT	15 SHFFT 1	0		TECT	15 SHEET 1	0		TECT	15 SHEET 1	0		TECT	15 SHEET 1	0		TEST	15 SHFFT 1	0	
1551		GREENFIELD		IEST		INDUSTRIAL1		IEST		INDUSTRIAL2		IEST		PDL		1551	REDU	CTION TO AFFOI	RDABLE
0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-		0		-	-	0		-		0	0%	0%	0%
0	-		-	0	-	-		0	-	-	-	0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0		-	-	0		-		0	_			0	0%	0%	0%
0			-	0		-	-	0		-	-	0	-			0	0%	0% 0%	0%
ō	-			0				ō			-	ő	-			o	0%	0%	0%
0			-	0		-	-	0		-	-	0	-			0	0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-		-	0	-	-		0		-		0	-	-		0	0%	0%	0%
0			-	0		-	-	0		-	-	0	-			0	0%	0% 0%	0%
	-		-	<u>.</u> T	-	-	-	<u>.</u> [T	F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a: Affordable Ho) n.) 0%	T				-	3,0		

Subsid	15 dwellin :83 Hectare : Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u by at £1800 per profable Hou	ses) PH) dph. a. if init (intermediate runit using	e) Subsi	dwelling 0.83 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per ur sy at £1800 per ordable Hou	S) PH) dph. a. bit (intermediat unit sing	e) Subs	dwelling).83 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	es) PH) dph. .a. .a .init (intermediate er unit using) Subsid	dwelling .83 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediate unit	e) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili	profit: (25%) on: 50 units p g gain at 1009 rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. 6 nit (intermediate) r unit using
TEST	16 SHEET 1	GREENFIELD			16 SHEET 1	INDUSTRIAL1			16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFO	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 72%	MIDDLE 38%	UP 31%
2011	• •	**	4 =	2011	••	4)	4)	2011	••	(*	A)	2011	••	**	• •	2011	74%	38% 47%	31% 35%
2013 2014	• • •	**	(*	2013		(*	A)	2013	• • •		A)	2013	• •	**	**	2013	148%	49%	36% 35%
2015		**		2015		**	4.4	2015			(*	2015		**	**	2015	-393%	84%	45%
2016 2017	**	**	**	2016 2017	**	**	4)	2016	**	**	1 *	2016 2017	**	**	**	2016 2017	-1210% 560%	79% 70%	43% 40%
2018 2019	**	**	(*	2018	**	**	A)	2018	• •	**	A >	2018 2019	••	**	**	2018 2019	218% 131%	61% 54%	37% 35%
2020 2021	• •	* *	4 +	2020	* *	(*	4)	2020	* *	**	A)	2020	**	**	• •	2020	92% 72%	49% 45%	33% 31%
2022 2023	**	**	A)	2022	4.*	A)	A)	2022	•••	1.4	*)	2022	• •	**	4.4	2022	60% 52%	42% 39%	30% 28%
2024	• •	**							••	(v	.,	2024	••	**	(v	2024	49% 47%	38% 37%	28% 28%
2026	- ;;							2025		alue Area: F	*)	2026	- ;;	- ;;	1+	2026	46%	38%	27%
0	15 dwellin	gs (15 Hous	es)		dwelling	s (15 House:	s)		Absolute Abs	nability at £180 6 Affordable H locial Rent to In e Area: Fou gs (15 House	is p.a. 00% per unit (interm 0 per unit ousing termediate) ir		dwelling	s (15 House	s)			Area: Fou is (15 House site @(20 F	es)
	Gross Absorption Plannin dy at £0 per unit (Sustainabilit	Subsidy at E0 per unit (intermediate) Value Area: Four 15 dwellings (15 Houses) 16 Hoctare site @(20 DPH) dph. O 83 Hectare site @(20 DPH) dph. O 83 Hectare site @(20 DPH) dph. O 83 Hectare site @(20 DPH) dph. O 84 Hectare site @(20 DPH) dph. O 85 Hectare site @(20 DPH) dph. O 85 Hectare site @(20 DPH) dph. O 85 Hectare site @(20 DPH) dph. O 86 Hectare site @(20 DPH) dph. O 87 Hectare site @(20 DPH) dph. O 88 Hectare site @(20 DPH) dph. O 89 Hectare site @(20 DPH) dph. O 80 Hectare site @(20 DPH)															Gross Absorpti Plannin y at £0 per unit (i Sustainabili	profit: (17%) on: 50 units p g gain at 1009	.a. 6 nit (intermediate) r unit
7C): 30 (Social I 17 SHEET 1			TEST	0:30 (Social 17 SHEET 1			TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	70 TEST): 30 (Social F 17 SHEET 1			TEST	0:30 (Social 17 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-		CTION TO AFFO	RDABLE UP
2010 2011	· ·	()	**	2010	**	**	**	2010	· ·	**	**	2010 2011	• • •	**	()	2010	52% 53%	35% 35%	29% 29%
2012	**	**	A)	2012	**	A)	A)	2012	••	1.	4)	2012	**	**	**	2012	72%	40% 41%	32% 32%
2014	**	Ů.	A F	2014	- ; ;	A)	* >	2014	**	(*	*)	2014	Ü	**	**	2014	77%	42%	32%
2015 2016	**	**	(+	2015 2016	**	**	4)	2015 2016	**	**	A)	2015 2016	**	* *	**	2015 2016	213% 163%	59% 57%	39% 37%
2017 2018	* *	**	4+	2017 2018	* *	(v	A)	2017 2018	**	* *	A)	2017 2018	* *	* *	**	2017 2018	120% 92%	52% 48%	35% 34%
2019 2020	**	**	A F	2019	••	A P	A)	2019	**	(*	A)	2019 2020	• •	**	1 *	2019 2020	74% 62%	45% 42%	32% 30%
2021 2022	**	()	**	2021 2022	4 *	**	**	2021 2022		**	**	2021 2022	**	**	++	2021 2022	53% 48%	39% 37%	29% 28%
2023 2024	4.4	() ()	**	2023 2024	A >	**	**	2023 2024	(v	**	**	2023 2024	**	**	() ()	2023 2024	43% 41%	35% 34%	27% 27%
2025 2026	()	() ()	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	()	2025 2026	40% 39%	34% 34%	26% 26%
	Vali	ue Area: O			Vali	ue Area: 0		Sul	15 c 0.83 He 0.83 He 0.64 Pl. 0.84 0.84 0.84 0.84 0.84 0.84 0.84 0.8	Muel Area: In Mellings (15 Ho ctare site @(2) Gross profit: (10 sorption: 50 uni anning gain at 1 unit (rent) & E0 nability at £180 6 Affordable H docial Rent to In ue Area: 0	uses) DPH) dph. 1%) ts p.a. 00% per unit (interm 0 per unit ousing	ediate)	Valu	ie Area: 0			Vali	ue Area: 0	
	0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
	Gro Ab	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0			Gr At	oss profit: 0 osorption: 0			Gro Abs	ss profit: 0 sorption: 0			Gro Ab	ss profit: 0 sorption: 0	
	Su	ng gain at 0% ibsidy at 0			St	ng gain at 0% ıbsidy at 0			s	ing gain at 0% ubsidy at 0			Su	ng gain at 0% bsidy at 0			St	ng gain at 0% ıbsidy at 0	
		inability at 0 rdable Hou	sing			inability at 0 rdable Hous	sing		0% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0	sing			inability at 0	sing
TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	+	DOWN	PDL MIDDLE	UP	-	REDU DOWN	MIDDLE	RDABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-			0				0	-		-	0	-			0	0%	0%	0%
0		-		0	-	-		0	-	-	-	0	-	-	-	0	0%	0% 0% 0%	0% 0%
0	-	-		0	-	-	-	0	-		-	0	-			0	0% 0%	0% 0%	0%
0	_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	-	-		o	-	-		0	-	-	-	0	-			0	0%	0%	0%
0		-	-	0		-		0	-	-	-	0	-			0	0% 0%	0% 0%	0% 0%
0	-			0	-	-		0	-	-	-	0	-	-:-		0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-		o	-			0	-	-	_ =	0				0	0%	0%	0%
									F	O dwellings (0 o site @(0) dp Gross profit: (Absorption: Calanning gain at Subsidy at 0 Sustainability a Affordable Ho	t O								

0 dv	ie Area: 0																	
0 dv	ie Area: U			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dw	ellings (0)	
	@(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	ss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%			At	osorption: 0				sorption: 0			Abs	sorption: 0 ng gain at 0%	
									ing gain at 0%				ng gain at 0%					
Su	ibsidy at 0 inability at 0			Su	ibsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			Si	ubsidy at 0 ainability at 0			Su	ibsidy at 0 inability at 0	
0% Affor	dable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			dable Hous	ing
T 19 SHEET 1	0			9 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0	
T 19 SHEET 1	GREENFIELD		TEST 1	9 SHEET 1	INDUSTRIAL1		TEST	19 SHEET 1	INDUSTRIAL2		TEST	19 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	1. [DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP
-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-		-	0		-	-	0		-		0		-	-	0	0%	0%	0%
			0				0		-	-	0	-	-		0	0%	0%	0%
-	-		0		-		0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	ı	ı	0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
_			0		_	-	0	_	_	-	0	_	-	-	0	0%	0%	0%
-	-	-	U		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
			0		-		0		-	-	0		-	-	0	0%	0% 0%	0%
			, I				0				0				-0	0%	0%	0%
			ő			-	0				ő				-0	0%	0%	0%
			o				0				0		-		0	0%	0%	0%
			o -				0				0				o	0%	0%	0%
_	_	-	0		-	-	0	_		-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-	-	0	-	- Value Area:	-	0	-	-	_	0	0%	0%	0%
									Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								
					ie Area: 0				0									
Valu	ie Area: 0																	
O du	uollinge (O)			vaic	ollings (0)			vai	ue Area: 0			Vali	ue Area: 0			Valu	e Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dwe	ellings (0)	
0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit	vellings (0) e @(0) dph.			dw 0 sit	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 site	ellings (0) @@(0) dph.	
O dv O site Gro Ab	vellings (0) @(0) dph. iss profit: 0 sorption: 0			dw 0 site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dwo O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
0 dv 0 site Gro Ab Planni	wellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dwi O site Gro: Abs Plannir	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0%	
O dv O site Gro Ab Planni Su	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gn At Plann S	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro: Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
0 dv 0 site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ilnability at 0	sing.		dw O site Gro Abs Plannir Su Susta	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing		dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing		dw O sit Gre Ab Planni Si Sust	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sina		dwi O site Gro: Abs Plannir Su Susta	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	ina
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0	sing		dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	sing		dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0	sing		dwi O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	sing
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 rdable Hous 0	sing	TEST 2	dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing	TEST	dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 scorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing	TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous	
O dv O sitt Gro Ab Planni Su Suste O% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dw O sit Gr At Plann S Sust O% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oing gain at 0% obsidy at 0 oinability at 0 rdable Hous 0		TEST	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 rdable Hous 0	s ing UP	TEST 2	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	sing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 scorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing UP	TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous 0	
O dv O sitt Gro Ab Planni Su Suste O% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dw O sit Gr At Plann S Sust O% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oing gain at 0% obsidy at 0 oinability at 0 rdable Hous 0		TEST :	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
0 dv 0 sitt Gro Ab Planni Su Suste 0% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2:	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		0	dw O sit Gr At Plann S Sust O% Affo	wellings (0) e @(0) dph. ossprofit: 0 ossprofice 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		0 0 0	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oing gain at 0% obsidy at 0 oinability at 0 rdable Hous 0		TEST:	dwi O site Gro- Abs Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O dv O slitt O slitt O slitt O slitt O'S Planni Su Susta O'% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 20	dw 0 site Gro Abs Plannin Su Susta 0% Affor 0 SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0	O Sittle Plann Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% usbidy at 0 ainability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP -	TEST :	dw. O site Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O dv O slitte Gro Ab Planni St Suste O% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2:	dw 0 site Gro Abs Plannin Su Susta 0% Affor 0 SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	O Sittle Plann Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0	dw 0 sit of sit	vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw. O sitte Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Su Susta O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 20	dw 0 site Gro Abs Plannin Su Susta 0% Affor 0 SHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	O Sittle Plann Plann S Sust O% Affo 20 SHEET 1	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hour 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0	dw O sit the Control of Control o	vellings (0) eellings (0) ee @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inhability at 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro- Abs Plannir Su Sustato O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O sites Gro Abs Plannin Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 inability at 0 PDL MIDDLE	UP	TEST :	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Sus Affor O% Affor O% Affor O%	ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Susses O' Affor	wellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 crdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O site Gro Abs Planni Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt in Grand At Plann S Sust O% Affo 20 SHEET 1	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) eellings (0) ee @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 inhability at 0 PDL MIDDLE	UP	TEST :	dw. O sites Gro. Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O sites Gro Abs Plannin Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 inability at 0 PDL MIDDLE	UP	TEST :	dw. O site Gro- Abs Plannit Sus Wash O% Affor 20 SHEET 1 PCDU DOWN O%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0% bisidy at 0 inability at 0 "dable Hous 0 O"CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O slyt O slyt Gre Ab Planni St St O% Affor DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0	dw O sites Gro Abs Plannin Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ubsidy at 0 inability at 0 PDL MIDDLE	UP	TEST :	dw. O site Giro Abs Plannir Sut Sut Sut O% Affor 20 SHEET 1 REDUC DOWN O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisdly at 0 iniability at 0 ordable House 0 o CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
0 dv 0 sitting 1 dv 1 d	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 dridable Houri 0 GREENFIELD MIDDLE	UP		dw O slite Gro Gro Abs Plannil Su Su Su Su Hata O M Affor D O M	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0	dv O sist Gr At Planna S S O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 anability at 0 insubsidy at 0 ins	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sospilor: 0 ng gain at 0% ubsidy at 0 ninability at 0 or dable Hous 0 PDL MIDDLE	UP	TEST :	O slite to Control of the Control of	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitting Green Abharanna Abhar	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 driable House 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O slite of State o	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alrability at 0 rdable Hour 0 INDUSTRUAL2 MIDDLE	UP	TEST	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sasidy at 0 ng gain at 0% sasidy at 0 anabality at 0 reddible House 0 PDL MIDOLE	UP	TEST:	O site in the control of the control	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 on gain at 0% biskly at 0 on gain at 0% biskly at 0 on ability at 0 on ability at 0 on ability at 0 on one of the original orig	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0 dv 0 sitting	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 dridable Houri 0 GREENFIELD MIDDLE	UP		dw O slite Gro Gro Abs Plannil Su Su Su Su Hata O M Affor D O M	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0	dv O sist Gr At Planna S S O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 anability at 0 insubsidy at 0 ins	UP	TEST	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sospilor: 0 ng gain at 0% ubsidy at 0 ninability at 0 or dable Hous 0 PDL MIDDLE	UP	TEST :	O site to Control of the Control of	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dable Hous (0) = 0 sorption: 0 (dable Hous (0) = 0 sorption: 0 (dable Hous (0) = 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O sitti Grc Grc Ab Planni S. Susta O% Affor DOWN	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibaldy at 0 ng gain at 0% sibaldy at 0 ninability at 0 GREENFIELD MIDDLE	UP		dw O site of Control o	ellings (0) © (2) dph. ss profit: 0 sorption: 0 ng gain at 0% baddy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing dain at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usakidy at 0 ng gain at 0% usakidy at 0 nanability at 0 redable House 0 PDL MIDOLE	UP	TEST:	O site in the control of the control	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 on gain at 0% biskly at 0 on gain at 0% biskly at 0 on ability at 0 on ability at 0 on ability at 0 on one of the original orig	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitting Green Abharanna Abhar	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 driable House 0 GREENFIELD MIDDLE	UP		dw O slite of State o	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit S	vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alrability at 0 rdable Hour 0 INDUSTRUAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sasidy at 0 ng gain at 0% sasidy at 0 anabality at 0 reddible House 0 PDL MIDOLE	UP	TEST:	O Sile Sile Sile Sile Sile Sile Sile Sile	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% body at 0 ng gain at 0% body at 0 ninability at 0 ddb ellings of 0 ninability at 0 ddb ellings of 0 ng gain at 0% body at 0 ninability at 0 ni	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitting Gre Gre Gre Ab Planni Sustant Sustant O'96 Afford	vellings (0) = @(0) dph. ss profit: 0 = @(0) dph. ss profit: 0 = gain at 0% sidy at 0 = gain at 0 = g	UP		dw O slite Groen Control of the Cont	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O sit if Gr At Plann S S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing dain at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 e gorption: 0 en gain at 0% usbsidy at 0 en gain at 0% usbsidy at 0 en gain at 0% usbsidy at 0 en gain ability at 0 en gain	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 43 - Sensitivity Testing

Value Area: Four 50 dwellings (50 Houses)			Area: Fou				Area: Four				Area: Four			Value	Area: Four	
1.59 Hectare site @(35 DPH) dph.	1	50 dwelling 59 Hectare s	gs (50 Hous ite @(35 D		1		gs (50 Hous	es)	1.		igs (50 Hous	es)	1	50 dwelling	gs (50 House site @(35 DP	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption Planning	orofit: (20%) n: 50 units p. gain at 100%	a. 6		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%			Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	5		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing) Subsid	dy at £0 per unit (i Sustainability 20% Affor	at £1800 per	r unit	e) Subsi		(rent) & £0 per un ty at £1800 per ordable Hou	unit	Subsid		(rent) & £0 per u ty at £1800 per ordable Hou	unit	e) Subsid		ent) & £0 per uni y at £1800 per rdable Hou:	unit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		:30 (Social R	ent to Inter			1 SHEET 1	Rent to Inter			:30 (Social I	Rent to Inter			0:30 (Social F 1 SHEET 1	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP 2010	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 73%	MIDDLE 39%	UP 31%
2011	2011 2012	**	A)	A)	2011	**	4 ¥	A }	2011 2012	* *	* *	(*	2011 2012	91% 134%	43% 48%	33% 35%
2013	2013 2014	**	4) (v	A)	2013	••	4 ¥	* >	2013 2014	**	* *	(v	2013	147% 373%	50% 62%	36% 39%
2015	2015 2016 2017	**	* *	A)	2015 2016 2017	* *	**	A P	2015 2016 2017	**	* *	**	2015 2016 2017	-640% 2964%	81% 76%	44% 42%
2017	2018	•••	(v	4)	2018	**	••	A):	2017 2018 2019	**	**	(*	2017	171%	59% 53%	39% 37% 34%
2020	2020	**	A)	A)	2020	**	A)	A)	2020	•••	• •	A)	2020	83%	48% 44%	32% 31%
2022	2022	(v	A)	4)	2022	(+	A)	A P	2022	• • •	**	A)	2022	57% 51%	41%	29%
2024	2024 2025	* >	**	**	2024	A)	**	**	2024 2025	**	* *	**	2024 2025	48% 47%	38% 38%	28% 28%
2026	2026	.,	*)	.,	2026		Liue Area: F	our	2026	• •	* *	۸)	2026	46%	39%	27%
						1.59 He	wellings (50 Hou ctare site @(35 I Gross profit: (20	PH) dph.								
						Abs Pla	orption: 50 units	p.a. 10%								
					Sut	20%	nit (rent) & E0 p nability at E1800 • Affordable Ho ocial Rent to Int	per unit using	ediate)							
Value Area: Four 50 dwellings (50 Houses)		50 dwelling	Area: Fou Js (50 Hous	ses)		50 dwellin	gs (50 Hous	es)		50 dwellin	Area: Foul	es)		50 dwelling	gs (50 House	es)
1.59 Hectare site @(35 DPH) dph. Gross profit: (20%)	1		orofit: (20%)		'		profit: (20%)		1.		profit: (20%)				profit: (20%)	
Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsid	Absorptio Planning dy at £0 per unit (i	n: 30 units p. gain at 100% ent) & £0 per u	6	e) Subsi	Absorpti Plannin dy at £0 per unit	on: 30 units p. g gain at 100% (rent) & £0 per u		Subsid	Absorpti Plannin dy at £0 per unit i	on: 30 units p. g gain at 100% (rent) & £0 per u	5	e) Subsid	Absorptio Planning ly at £0 per unit (r	on: 30 units p.a g gain at 100% ent) & £0 per uni	
Sustainability at £1800 per unit 20% Affordable Housing		Sustainability 20% Affor	at £1800 per dable Hou	r unit using		Sustainabili 20% Affo	ty at £1800 per ordable Hou	unit sing		Sustainabilit 20% Affo	ty at £1800 per ordable Hou	unit Ising		Sustainability 20% Affo	y at £1800 per rdable Hou:	unit sing
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1): 30 (Social R 2 SHEET 1		rmediate)		2 SHEET 1		mediate)): 30 (Social I 2 SHEET 1		mediate)	TEST	0:30 (Social F 2 SHEET 1		
GREENFIELD DOWN MIDDLE UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE 40%	UP 32%
2011	2011	**		4)	2010	••	A) (v	A):	2011	**	**	(v	2010	102%	44% 49%	34% 35%
2012 2013 2014	2013	••	(v	A >	2012	**	1,4	A) A)	2013	**	**	**	2012	188%	53%	37% 41%
2015 VV VV (V 2016 VV VV A)	2015	**	**	A)	2015	**	**	A P	2015	• • •	**	**	2015	-1267% 840%	79% 72%	43% 41%
2017	2017 2018	**	(v	A)	2017	**	* *	A >	2017 2018	**	* *	(*	2017	256% 145%	64% 56%	38% 36%
2019	2019 2020	**	A)	A)	2019	**	(v	A >	2019 2020	**	* *	(v	2019	99% 76%	51% 46%	33% 32%
2021	2021 2022	(v	A)	4)	2021 2022	(*	A)	A } A }	2021 2022	**	* *	A)	2021 2022	63% 54%	43% 40%	30% 29%
2023	2023 2024	* >	A P	*)	2023 2024	4+	4)	* *	2023 2024	**	* *	A >	2023 2024	50% 48%	38% 37%	28% 28%
2026	2025 2026	*>	A)	*>	2025 2026	<u> </u>	lue Area: F	* >	2025 2026	**	* *	4)	2025 2026	46% 46%	38% 39%	27% 27%
Value Area: Four		Value	Area: Fou	r	Sut	50 d 1.59 Her C Abss osidy at £0 per u Sustair 20% 70:30 (S Value	wellings (50 Hou ctare site @(35 i Gross profit: (20' iorption: 30 unit: anning gain at 11 nit (rent) & E0 p ability at E1800 a Affordable Ho coial Rent to Intel a Area: Foul	ses) DH) dph. 6) i p.a. 0% er unit (interme per unit using ermediate)	ediate)	Value	Area: Fou	r		Value	Area: Four	
50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit		.59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustalnability	orofit: (20%) n: 70 units p. gain at 100% ent) & £0 per u at £1800 per	PH) dph. a. 6 nit (intermedia) r unit		.59 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	PH) dph. a. iit (intermediate) unit		.59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	PH) dph. a. bit (intermediate unit		1.59 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainability	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per uni y at £1800 per	PH) dph. a. it (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		20% Affor 0:30 (Social R 3 SHEET 1	ent to Inte	using rmediate)		20% Affo 0:30 (Social 3 SHEET 1		sing mediate)		20% Affo 0:30 (Social I 3 SHEET 1		rmediate)		0:30 (Social F 3 SHEET 1		mediate)
GREENFIELD DOWN MIDDLE UP 2010	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE 39%	UP 31%
2011	2011 2012		4)	A)	2011	**	A)	A):	2011 2012	**	**	(*	2011 2012	87% 138%	42% 49%	32% 36%
2013	2013	**	4) (v	A)	2013	**	4 ¥	* * *	2013	**	**	**	2013	156% 302%	51% 59%	36% 39%
2015 2016 2017 2017	2015 2016 2017		**	A)	2015 2016 2017	**	**	A)	2015 2016 2017	**	**	**	2015 2016 2017	-439% -2315% 461%	85% 80% 70%	45% 43% 40%
2018	2018 2019	**	(v	A)	2018 2019	**	**	A)	2018 2019	**	**	(*	2018 2019	202% 125%	62% 55%	37% 35%
2020	2020 2021	**	A)	4)	2020 2021	**	(v 	A)	2020 2021	**	* *	(v	2020 2021	89% 71%	49% 45%	33% 31%
2022	2022 2023 2024	(v	4)	4)	2022 2023 2024	(v	A)	4)	2022 2023 2024	- ; ;	Ü	A)	2022 2023 2024	60% 52% 50%	42% 39% 38%	30% 29% 28%
2025	2025 2026	A P	**	**	2025 2026	A)	**	**	2025 2026	• • •	**	**	2025 2026	47% 47%	38% 39%	28% 28%
					Sut	50 d 1.59 He C Abs Pla ssidy at E0 per u Sustair 20%	lue Area: F wellings (50 Hou ctare site @(35 I gross profit: (20' orption: 70 unit: anning gain at 10 nit (rent) & E0 p hability at E1800 6 Affordable Ho ocial Rent to Int	ses) DH) dph.) pph) dph.) pp.a. 0% er unit (interme per unit using	ediate)							

50 dw 1.59 Hect Abs P bsidy at £0 per Sustalit 20%	Value Area: F vellings (50 H tare site @(3! Gross profit: (20 sorption: 50 unit lanning gain at 8 r unit (rent) & 80 p nability at £1800 Affordable I social Rent to Ir	ouses) 5 DPH) (1%) 1s p.a. 50% 1er unit (interpretation) 7 per unit Housing	ermediate) J liate)	Subsid	dwelling .59 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabillit 20% Affo	e Area: Four is (50 House site @(35 Di profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. iit (intermediate unit	e) Subsi	dwelling 59 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. nit (intermediate r unit using) Subsit	dwelling .59 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using	e) Subsid	dwellings 1.59 Hectare s Gross j Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un at £1800 per dable Hou	S) PH) dph. a. iit (intermed unit unit
II 4 SHEET	GREENFI	ELD		ILSI .	4 SHEET I	INDUSTRIAL1		ILSI	4 SHEET T	INDUSTRIAL2		ILSI	4 SHEET T	PDL		ILSI		TION TO AFFOR	DABLE
DOW	N MIDDLE		UP .	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 37%	UP 30%
**	(*			2010		4)	4)	2010	**	4)	4)	2010		**	(*	2010	77%	40%	31%
***	1.4			2012	**	A >	A)	2012	**	A)	A):	2012	**	* *	(v	2012	103%	45%	34%
• • •	**			2013 2014		(*	4)	2013		· ·	4)	2013	**	**	1.	2013	111%	46% 56%	34% 37%
• • •	**			2015	· •	* *	A)	2015	• •	~ ~	A >	2015	• •	• •	••	2015	1132%	71%	41%
	**			2016 2017	**		A)	2016	• •	**	A >	2016 2017	**	**	(*	2016	380%	67% 60%	39% 37%
	- **	_		2018		A >	.,	2018	~ ~	1.	4)	2018			(*	2018	125%	54%	35%
• ••	(*			2019	••		* >	2019	• •	* >	* >	2019	**	**	4.4	2019	90%	49%	33%
	1.4			2020 2021	(+	A)	A)	2020	•••	A)	A >	2020			A)	2020	71%	45% 41%	31%
• •	A.)			2022	A)	A >	* >	2022	4.4	A >	* >	2022	• •	· ·	A >	2022	52%	39%	289
1 *	**			2023 2024	*>	**	**	2023	A)	**	**	2023 2024	~ ~	()	**	2023	47% 45%	37% 36%	279 279
17	**			2024	4)	**	**	2024	4)		**	2024	••	()		2024	44%	36%	27%
4 *	**		**	2026	A >	**	**	2026	* >	11 lue Area: F	**	2026	• •	* *	**	2026	43%	37%	279
50 dw 1.59 Hect (Abs	Talue Area: F vellings (50 H tare site @(3! Gross profit: (20 sorption: 50 unit anning gain at 2	ouses) 5 DPH) o (%) (s p.a. 00%			dwelling .59 Hectare Gross Absorpti Plannin	Area: Four sis (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 200%	s) PH) dph. a.	1	20% 70:30 (S Value dwelling 1.59 Hectare Gross Absorpti Plannir	ability at £1800 affordable He ocial Rent to Int e Area: Fou gs (50 House site @(35 D profit: (20%) on: 50 units p. g gain at 2009	per unit pusing ermediate) r s) PH) dph.	1	dwelling .59 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	s) PH) dph. a. 6		dwellings 1.59 Hectare s Gross p Absorptio Planning	orofit: (20%) n: 50 units p.a gain at 200%	s) PH) dph. a.
bsidy at £0 per Sustair 20%	r unit (rent) & £0 p nability at £1800 Affordable I	er unit (into) per unit Housing	,		dy at £0 per unit Sustainabilit 20% Affo	(rent) & £0 per un ty at £1800 per ordable Hou	nit (intermediate unit sing		idy at £0 per unit Sustainabili 20% Affo	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate · unit is ing		dy at £0 per unit Sustainabili 20% Affo	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate r unit using		dy at £0 per unit (re Sustainability 20% Affor	ent) & £0 per un at £1800 per dable Hou	it (interme unit is ing
70:30 (So			nate)	70 TEST	5 SHEET 1	Rent to Inter	rriediate)	TEST	5 SHEET 1		mediate)	TEST	5 SHEET 1	kent to Inte	rmediate)	TEST	0:30 (Social R 5 SHEET 1		
DOWI	GREENFIE N MIDDLE		UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	4	DOWN	TION TO AFFOR MIDDLE	DABLE
~ ~	N MIDDLE		* >	2010	DOWN	* >	* >	2010	DOWN	* >	A >	2010	DOWN	MIDDLE	4.4	2010	104%	44%	339
• • •	**			2011 2012	**	A)	4)	2011	**	(v	A)	2011	**	**	(v	2011	146% 317%	49% 57%	369 399
**	**			2013 2014	**		* >	2013	* *	**	* >	2013 2014	• •	* *	**	2013	397% -646%	60%	399 449
	**		• •	2014 2015	~ ~	~ ~	A)	2014	• •	~ ~	(*	2014		**	**	2014	-040%	120%	519
	**			2016 2017	**	**	A)	2016	• •	••	A)	2016 2017	••	••	••	2016	-229%	107%	48°
	**		A >	2018	**	**	* >	2018	**	**	A >	2018	• •			2018	604%	74%	409
- ; ;	**			2019 2020	**	1.4	A)	2019	**	**	A)	2019 2020			1.4	2019	208% 123%	64% 57%	37°
	~ ~		.)	2021	~ ~	*>		2021	~ ~	4.4	* >	2021	~ ~	~ ~	٠,٠	2021	88%	51%	339
	(*			2022 2023	* * * * * * * * * * * * * * * * * * *	A)	4)	2022 2023	**	A)	A }	2022 2023	**	**	A)	2022	71% 61%	46% 43%	319
	(v			2024		4)		2024	**	A)	* >	2024	• •	••	4)	2024	57% 55%	42% 42%	29
- ;;	1.4			2025 2026	A)	4)	4)	2026	1+	*)	A P	2026		**	4)	2025	54%	42%	29°
50 dw 1.59 Hect Abs Plaidy at £48500 p Sustain	Value Area: F vellings (50 H tare site @(3! Gross profit: (20 sorption: 50 unit anning gain at 1 er unit (ren) & 1 nability at £1800	ouses) 5 DPH) o (%) (s p.a. 00% (t) per unit (ii	ntermediate)		dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit	e Area: Four is (50 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £2600 per ty at £1800 per	s) PH) dph. a. unit (intermedia:		Absorpt Plannir sustain 4 Absorpt Plannir sustain 4 Absorpt Plannir sustain 4 Absorpt Plannir Sustainabili Sustainabili Absorpt Sustainabili Sustainabili Absorpt Sustainabili Absorpt Sustainabili Absorpt Sustainabili Absorpt Plannir Plan	hability at £1800 Affordable Hocal Affordable Hobel Affordable	%) s p.a. 200% ser unit (interm per unit sussing ermediate) r s) PH) dph. a intermediate unit (intermediate unit vintermediate		dwelling .59 Hectare Gross Absorpti Plannin at £48500 per unlit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe	es) PH) dph. a. funit (intermediat		dwellings 1.59 Hectare s Gross j Absorptio Planning dy at £48500 per unit (i Sustainability	orofit: (20%) n: 50 units p.a gain at 100% tent) & £26000 per y at £1800 per	S) PH) dph a. unit (interr
70:30 (So	Affordable I icial Rent to I	ntermed	liate)		1:30 (Social I	rdable Hou Rent to Inter	mediate)		0:30 (Social	rdable Hou Rent to Inte	mediate)):30 (Social	rdable Hou Rent to Inte	rmediate)		70:30 (Social R	dable Hou ent to Inter	sing mediate
T 6 SHEET	1 GREENFII	ELD	Ţ	TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	DABLE
DOWI			UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 24%	
- V	A P			2011		4)	* * *	2011		•	*)	2011	V.	••	1+	2011	43%	26%	220
	(*			2012 2013		A)	A)	2012	**	A)	A P	2012	**	**	1.4	2012	67%	29% 30%	249
••	**		A)	2014	••	A >		2014	**	1.4	A >	2014	**	**	4.4	2014	178%	37%	279
	**		A >	2015 2016	**	1 *	4)	2015 2016	~ ~	**	A):	2015 2016	**	**	1.	2015 2016	-321% 1545%	50% 47%	30° 29°
• •	- v v		4)	2017 2018	**	A)	4)	2017 2018	**	1.4	A)	2017 2018	- ; ;	**	(*	2017	181% 94%	42% 38%	28°
• •	(*		.)	2019	~ ~	A >	A >	2019	~ ~	A)	A >	2019		**	A >	2019	65%	35%	259
	(v			2020 2021	4+	A >	4)	2020	1.4	4)	4)	2020 2021	**		A)	2020	50% 42%	32% 30%	249
4 *	**			2022	* >	**	**	2022	A >	**	**	2022	**	()	**	2022	37%	29%	23
4 +	**		**	2023 2024	A):	**	**	2023 2024	A >	**	**	2023 2024	**	()	**	2023 2024	34% 33%	28% 27%	22'
				2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026		()	**	2025 2026	32% 31%	27% 28%	22 22
		1							Va 50 d 1.59 He (Abs Pl: at £48500 per u Sustain	wellings (50 Ho ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 1	OUT uses) DPH) dph. %) s p.a. DO% DOO per unit (in		ate)			,			

	Suctainabilit	on: 50 units p. g gain at 100% (rent) & £22000 per y at £1800 per	5 r unit (intermediate) Subsidy	Absorptio Planning at £25000 per unit (r	orofit: (20%) n: 50 units p.: gain at 100%	unit (intermedia		Gross Absorpti Plannin at £25000 per unit	gs (50 House site @(35 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe ty at £1800 pe	PH) dph. a. brunit (intermediate		Gross Absorpti Plannin at £25000 per unit	site @(35 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 po ty at £1800 pe	.a. 6 ir unit (intermedia		Absorption Planning y at £25000 per unit (site @(35 DF profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.
TEST 7	20% Affo	rdable Hou Rent to Inter	ısing	70	20% Affor 30 (Social R	dable Hou	sing	70	20% Affo 0:30 (Social	ordable Hou	sing	70	20% Affo 0:30 (Social	rdable Hou	using	70	20% Affo 0:30 (Social F	rdable Hou	sing
2010	SHEET 1	GREENFIELD	mediatey		7 SHEET 1	INDUSTRIAL1	mediatey		7 SHEET 1	INDUSTRIAL2	mediatey		7 SHEET 1	PDL	mediate		7 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 51%	MIDDLE 30%	UP 25%
2011	**	* >	* >	2011	**	A)	* >	2011	**	A >	* >	2011	**	ÜÜ	4 🕶	2011	64%	33%	27%
2012 2013	••	1+	*)	2012 2013	**	*)	* * *	2012 2013		A)	A)	2012 2013	**		1 *	2012 2013	92% 101%	37% 38%	29% 29%
2014		• •	4)	2014 2015	**	(*	4)	2014	**	(+	A)	2014	• •		(*	2014	261% -456%	47% 63%	32% 36%
2016	• •	* *	. >	2016	**	* *	* >	2016	• •	• •	A >	2016	• •	~ ~	**	2016	2145%	60%	35%
2017 2018	**	**	A >	2017 2018	**	(v	4)	2017 2018	**	1.	A >	2017 2018	**	**	1 *	2017	126%	53% 47%	33% 31%
2019 2020	* *	1+	A)	2019 2020	**	* >	4)	2019	••	A)	A P	2019	••		4.7	2019	84% 64%	42% 39%	29% 28%
2021 2022	**	A Þ	A)	2021 2022	4+	A)	4)	2021	4.4	A)	A)	2021 2022	**	**	A)	2021	53% 46%	36% 34%	26% 25%
2023	1.	**	**	2023	A >	**	**	2023	^	**	**	2023		()	**	2023	41%	32%	25%
2024 2025	1 *	**	**	2024 2025	* >	**	**	2024 2025	*>	**	**	2024 2025	**	()	**	2024 2025	39% 38%	32% 32%	25% 24%
2026		**	**	2026	*)	**	••	2026	Va	ilue Area: F	our	2026	• •	**	**	2026	38%	32%	24%
	50 dwellin 59 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	Area: Four gs (50 Hous site @(35 Di profit: (20%) on: 50 units p g gain at 100% (ront) & £24000 per y at £1800 per rdable Hou	es) PH) dph. a. r unit (intermediate r unit) Subsidy	dwellings .59 Hectare s Gross p Absorptio Planning at £36000 per unit (r Sustainability 20% Affor	orofit: (20%) n: 50 units p.: gain at 100% rent) & £24000 per dable Hou	S) PH) dph. a. unit (intermediat unit	1 (a) Subsidy	70:30 (S Value dwelling .59 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 20% Affe	hability at £1800 of Affordable Historial Rent to Interest Founds (50 House site @(35 D) profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe by at £1800 pe	per unit susing ermediate) r s) PH) dph. a. b. c unit (intermediate unit ising	1 Subsidy	Value dwelling .59 Hectare Gross Absorpti Plannir at £36000 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedial or unit cunit cuni		dwelling: 1.59 Hectare s Gross Absorptic Planning y at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermediate) unit
		Rent to Inter			:30 (Social R 8 SHEET 1	ent to Inter	mediate)		8 SHEET 1	Rent to Inte	mediate)		8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)
1231 6		GREENFIELD	1	ile31		INDUSTRIAL1	т	1231		INDUSTRIAL2	1	1231		PDL	ı	IESI	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 44%	MIDDLE 27%	UP 23%
2011 2012	**	4 ¥	A)	2011 2012	**	* >	A)	2011	**	A)	A P	2011	**	**	(*	2011	54% 77%	29% 33%	24% 26%
2013 2014	••	(*	A)	2013 2014	**	*)	4)	2013 2014	**	4.4	A)	2013 2014	••		(*	2013	85%	34% 42%	27% 29%
2015	• •		* >	2015	· ·	**	A)	2015	- · ·	· ·	A >	2015	· ·	ÜÜ	**	2015	-393%	57%	33%
2016 2017	• •	• •	A)	2016 2017	**	(*	A)	2016 2017		**	A P	2016 2017			(*	2016 2017	1863% 216%	54% 48%	32% 30%
2018 2019	**	(*	A)	2018 2019	**	*)	4)	2018	**	4.4	A)	2018 2019	**	**	4)	2018	111% 75%	43% 39%	29% 27%
2020 2021	**	4+	4)	2020 2021	4+	* >	4)	2020 2021	(*	4)	A F	2020 2021	**	**	A }	2020 2021	58% 48%	36% 33%	26% 25%
2022	4.4	* >	* >	2022	* >	* >	* >	2022	* >	*)	* >	2022	**	4.4	A >	2022	42%	31%	24%
2023 2024	1 +	**	**	2023 2024	A }	**	**	2023 2024	A >	**	**	2023 2024		() ()	**	2023 2024	38% 36%	30% 30%	24% 23%
2025 2026	1 *	**	**	2025 2026	A)	**		2025 2026	*)	Iue Area: F	**	2025 2026	**	()	**	2025 2026	35% 35%	29% 30%	23% 23%
	0 dw 0 site Gro	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0			dwe 0 site Gros	e Area: 0 ellings (0) @(0) dph. is profit: 0		Subsidy	1.59 Her C Abs Pile at £36000 per u Sustairi 20% 70:30 (S Vali dw O Sit	wellings (50 Ho citare site @(35 stross profit: (20 corption: 50 unit anning gain at 1 ninit (rent) & E24 hability at £1800 & Affordable Hidocial Rent to Init ue Area: 0 vellings (0) ee @(0) dph. osss profit: 0 sorption: 0	DPH) dph. %) s p.a. 00% 000 per unit (in: per unit pusing	termedia	Val i dw 0 sit Gre	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw 0 site Gro	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0	
	Plannir	ng gain at 0%			Plannin	g gain at 0%			Planni	ing gain at 0%			Plann	ng gain at 0%			Plannir	ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Sustai	osidy at 0 nability at 0			Susta	ubsidy at 0 ainability at 0			Sust	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0	
		dable Hous	any .			dable Hous	miy			rdable Hou 0	an ig			rdable Hou 0	any			rdable Hous 0	ıy
IEST 9	SHEET 1	GREENFIELD		IEST	9 SHEET 1	INDUSTRIAL1		rest	9 SHEET 1	INDUSTRIAL2		IEST	9 SHEET 1	PDL	T	TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0% 0%	UP 0% 0%
0		-	-	0	-			0	-	-		0	-	-		0	0%	0%	0%
0			-	0	-			0	-	-	-	0	-	-	=	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-		-	0	-	-	-	0	-	-	=	0	0%	0% 0%	0% 0%
0				0 0	-			0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-		-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0				0	-		-	0	=	-		0	0%	0%	0%
0				0				0				0			-	0	0%	0%	0%
	_	_	_		-			J	Р	Jalue Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability at Affordable Ho). 0%	<u> </u>	_	-			0.0	0.0	0,0

O d O sit Gr Al Plann S S	ue Area: 0 wellings (0) e e @(0) dph. ssprolit: 0 wording in to well in the control of the contr	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dwi O site Gro: Abs Plannir Sul Sustai	le Area: 0 allings (o) @(o) dph. se profit: 0 orption: 0 g gain at 0% soldy at 0 nability at 0 dable Hous 0 INDUSTRIAL1 ————————————————————————————————————	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gre Gre Gre Ab Planni Susta O'M Affort 10 SHEET 1 DOWN	0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ue Area: 0 ellings (0) ellings (0) e @(0) dph, ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 ninability at 0 ninability at 0 PDL		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	le Area: 0 lellings (0) ellings (0) elling	_
50 dwellii 1.59 Hectare Gros: Absorpt Plannii Subsidy at £0 per unit Sustainabi 20% Affi	0 devellings (50 ph. Gross profit: 0 Planning gain at 0% Substitutionality at 0 Substitutionality at 600 per unit (entermediate) To 30 (Social Rent to Intermediate) To 30 (Social Rent to Intermediate) To 30 (Social Rent to Intermedia																	
TEST 11 SHEET 1	GREENFIELD		TEST	11 SHEET 1	INDUSTRIAL1		TEST	DOWN V V V V V V V V V V V V V	INDUSTRIAL2	UP	TEST	11 SHEET 1	PDL		TEST	11 SHEET 1 REDUC	TION TO AFFOR	DABLE UP
50 dwellii 1.59 Hectare Gros: Absorpt Plannii Subsidy at £0 per unit Sustainat	s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per u bility at £0 per u ordable Hou	es) PH) dph. a. ii iii iiii iiiii iiii iiii iiii	Subsid	dwellings .59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainabil	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	S) PH) dph. a. it (intermediate nit sing	1 Subsi	1.59 Hec G Abs Pla posidy at E0 per ur Sustain 20% 70:30 (sc Value dwelling .59 Hectare Gross Absorpti Plannin idy at E0 per urit 1 Sustainabi	ctare site #(35 ti rioss profit: (20° rorption: 50 units unining gain at 10 nit (rent) & E0 p nability at E600 A Affordable Ho & Area: Four is (50 House Site #(35 Df profit: (20%) on: 50 units p. 10 g gain at 100% (rent) & E0 per ur ulity at E0 per u urrdable Hou	IPH) dph. (6), p. p. a. (10%) p.	1 Subsi	dwelling: 1.59 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u lity at £0 per rdable Hou	es) PH) dph. .a. .a. .init (intermediate unit using) Subsid	dwelling: 1.59 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustainabil	profit: (20%) on: 50 units p.a g gain at 100% ent) & 60 per un lity at 60 per u rdable Hou	S) PH) dph. it (intermediate) nit sing
2010 DOWN 2010 2011	GREENFIELD MIDDLE A A A C C C C C C C C C C C C C C C C	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL1 MIDDLE A A A A A A A A A A A A A A A A A A A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL2 MIDDLE A A A A A A A A A A A A A A A A A A A	UP A)	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN VY	PDL MIDDLE	UP (V)	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026		CTION TO AFFOR MIDDLE 38% 41% 45% 45% 58% 58% 58% 63% 56% 63% 56% 50% 46% 38% 38% 38% 38% 38% 38%	DABLE UP 30% 32% 34% 34% 45% 40% 38% 40% 36% 33% 29% 27% 27% 27%
							Sut	50 ds 1.59 Hec G Abse Pla osidy at E0 per un Susta 20%	Iue Area: For wellings (50 Houstere site @(35 Is iross profit: (20 orption: 50 units unning gain at 10 nit (rent) & E0 painability at E0 p a Affordable Hopcial Rent to Interest	ses) DH) dph. 6) p.a. 10% er unit (interme er unit using	diate)							

Subsid	50 dwelling 59 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. a. init (intermediate r unit unit using	Subsi	dwelling .59 Hectare Gross Absorptic Planning dy at £0 per unit if Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling .59 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affo	e Area: Four gs (50 House site @(35 D profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per prodable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) r unit	Subsid	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermediat r unit using	te) Subsid	dwelling 1.59 Hectare Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. t (intermediate) unit
1231		GREENFIELD	,	IESI		INDUSTRIAL1	,	1231		INDUSTRIAL2		1231		PDL	,	1231	REDU	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 34%	UP 27%
2011 2012	**	(*	4)	2011		A)	A)	2011		A)	4)	2011 2012	**		(*	2011	81% 118%	37% 42%	28% 31%
2013	• •	(+	. >	2013	••		A >	2013	• •	1.	* >	2013	• •	~ ~	٠.	2013	129%	44%	31%
2014 2015	• •		A)	2014	**	(v	A)	2014	**		A)	2014 2015	•••	**	**	2014	328% -563%	54% 71%	34% 38%
2016	**	**	A)	2016	**	**	A.)	2016	~ ~	~ ~	A)	2016	**	**	**	2016	2598%	66%	36%
2017 2018	**	* *	A)	2017	**	(v	A)	2017		1.	A)	2017 2018		**	(*	2017	295% 148%	58% 51%	33% 31%
2019 2020	••	(+	4)	2019	••	A)	A >	2019	**	4+	4)	2019 2020	• •	••	4.)	2019	96%	45% 41%	29% 27%
2021	**	- (+	* >	2021	(+	* >		2021		A >	A F	2021	**	**	A >	2021	58%	38%	26%
2022 2023	* * *	* *		2022	A)	*)	4.5	2022	4+	**	**	2022 2023	•••	↓↓	* *	2022	49% 44%	35% 33%	25% 24%
2024	4.4	**	**	2024	* >	**	**	2024	* >	**	**	2024	* *	()	**	2024	42%	33%	24%
2025 2026	(*	**	**	2025 2026	A }	**	**	2025 2026	*)	**	**	2025 2026	**	() v v	**	2025 2026	40% 40%	32% 33%	23% 23%
1	50 dwelling	gs (50 Hous	ses)	1	dwelling	s (50 House	s)		Abs Planting at E0 per u Sustain 20% 50:50 (S Value dwelling	init (rent) & E0 p nability at £1800 6 Affordable Ho ocial Rent to Intel 9 Area: Four 15 (50 House	%) s p.a. 200% eer unit (interme per unit susing ermediate) r S.)		dwelling	is (50 House	25)		Value dwelling 1.59 Hectare	Area: Four s (50 Houses site @(35 DP	:)
Subsid	Gross Absorption Planning By at £0 per unit (Sustainability 20% Affo	Subsidy at E0 per unit (rent) & E0 per unit (intermediate) Sustainability at E1800 per unit 20% Affordable Housing 50 50 (Social Rent to Intermediate) Value Area: Four Wellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit. (20%) Absorption: 50 units p.a. Absorpti															Gross Absorption Planning By at £0 per unit (r Sustainabilit 20% Affor 100 (Social I 14 SHEET 1	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous Rent to Intern	t (intermediate) unit sing mediate)
ı	DOWN	GREENFIELD	LIB	-	DOMAI	INDUSTRIAL1	LID		DOMN	INDUSTRIAL2	LID		DOWN		LID		DOWN	MIDDLE	DABLE UP
2010	**	**	**	2010	**	**		2010	* *	**	**	2010	* *	÷	**	2010	44%	21%	16%
2011 2012	**	4 P	4)	2011	**	A)	* >	2011	**	4)	* >	2011 2012	**	**	A)	2011	54% 77%	23% 26%	17% 18%
2013 2014	V V	(v	A)	2013	**	4)	4)	2013	• •	4+	*)	2013 2014	• •	••	1 *	2013	84%	27% 33%	18% 20%
2015	**		A)	2015	**	1 *	*)	2015	**	~ ~	4)	2015	**	**	1.4	2015	-367%	44%	22%
2016 2017	**	**	*>	2016	**	4.7	A >	2016	• • •	1 *	A)	2016 2017	• • •	**	(*	2016	1671% 185%	41% 35%	21% 19%
2018	* *	(v	* >	2018	**	A >	* >	2018	**	A >	* >	2018	• • •	* *	A >	2018	91%	31%	18%
2019 2020	**	4.)	A)	2019	(-	A)	A >	2019		A)	A)	2019 2020		**	A)	2019	59% 44%	27% 24%	16% 15%
2021 2022	4.4	A)	* * *	2021	A)	4)	4)	2021	4 +	4)	* *	2021 2022	**	(+	* *	2021	35% 29%	22% 20%	14% 14%
2023	A >	* *	**	2023	A }	**	**	2023	A >	**	**	2023	• •	()	**	2023	26%	19%	13%
2024 2025	4)	**	**	2024	A)	**	**	2024 2025	A)	**	**	2024 2025	• • •	()	**	2024 2025	25% 24%	19% 19%	13% 13%
2026	A >	**	**	2026	* >	**	**	2026	* >	ilue Area: F	**	2026	* *	()	**	2026	24%	20%	13%
TEST 1	O dw O site Gro Abs Plannir Su Susta	ie Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% baldy at 0 inability at 0 dable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		1.59 He Absolute Abso	invellings (50 Ho) ctare site @(35 Gross profit: (20 corption: 50 unit init (rent) & E0 p	DPH) dph. %) s p.a. 50% er unit (intermel per unit susing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0 rdable Hous 0	ing
		GREENFIELD	UP	٠	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP			PDL MIDDLE	UP		REDU	MIDDLE	DABLE UP
0	DOWN -	MIDDLE -	- UP	0	- DOWN	MIDDLE -	-	0	- DOWN	MIDDLE -	- 40	0	DOWN -	MIDDLE -		0	0%	0% 0%	UP 0% 0%
0	-		-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o	-			0				0			-	0				0	0%	0%	0%
0				0	-	-		0			-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
0	-			0				0			-	0				0	0%	0%	0%
-	-	-	-	7	-	_	-	<u> </u>	F	O dwellings (0) O site @(0) dpt Gross profit: C Absorption: 0 tlanning gain at 0 Subsidinability at Affordable Ho	0	<u>'</u>	-	_	-	1	3,0	- 70	

Value Area: Four 50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subaidy at £0 per unit (rent) & £0 per unit (rentermedia Sustainability at £1800 per unit 20% Affordable Housing	e) Sub	dwelling: 1.59 Hectare s Gross Absorptic Planning sidy at £0 per unit (Sustainabilit; 20% Affo	profit: (25%) in: 50 units p. j gain at 100% rent) & £0 per ui y at £1800 per rdable Hou	es) PH) dph. a. iii iiii iiiiiiiiiiiiiiiiiiiiiii	e) Subsi	dwelling 1.59 Hectare Gross Absorpt Planning dy at £0 per unit Sustainabil 20% Affo	e Area: Fou gs (50 House site @(35 D s profit: (25%) lon: 50 units p, gg gain at 1009 (rent) & £0 per u ity at £1800 pe	S) PH) dph. a. bit (intermediate) cunit sing	Subsid	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	te) Subsid	dwelling 1.59 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	TEST	0:30 (Social F	ent to inter	rmediate)		16 SHEET 1	Rent to Inte	mediate)): 30 (Social I 16 SHEET 1	Rent to Inte	rmediate)	TEST	0: 30 (Social I 16 SHEET 1		
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE
2010	2010	DOWN	* >	* >	2010	DOWN	MIDDLE	A >	2010	DOWN	MIDDLE	(▼	2010	103%	43%	33%
2011	2011	**	4.4	A >	2011		(*	A)	2011			**	2011	151%	48% 56%	35% 38%
2013	2013		~ ~	A >	2013	• •	• •	A F	2013	• •	• • •	**	2013	436%	59%	39%
2014	2014	* *	**	A)	2014	**	**	A)	2014 2015	* *	* *	**	2014	-445% -144%	77%	43% 50%
2016	2016	**		* * *	2016	**	**	A)	2016	• • •	**	**	2016	-144%	119%	47%
2017	2017	₩₩	**	* >	2017	**	* *	* >	2017	**	**	**	2017	-568%	87% 73%	43%
2018	2018	**		A)	2018	**	**	A)	2018 2019	**	**	(*	2018	679% 210%	73% 63%	40% 37%
2020	2020	* *	4.4		2020	• •	* *	A Þ	2020	* *	~ ~	(+	2020	123%	55%	34%
2021	2021	**	A)	A >	2021	**	4.7	* >	2021 2022	**	**	4.4	2021	87% 70%	50% 45%	32% 31%
2023	2023	4.*	A >	* >	2023		A.)	A >	2023	* *	* *	* >	2023	60%	42%	29%
2024	2024	(*	A)		2024	4.4	4)	A >	2024 2025	**		A >	2024	56% 54%	41% 41%	29% 29%
2026	2026	* >	4)		2026	- (+	4)	*)	2026	**	**	A)	2026	53%	42%	28%
					Sul	50 o 1.59 He Ab Pl osidy at E0 per o Sustai 209 70:30 (5	ellue Area: F dwellings (50 Ho ctare site @(35 Gross profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & E0 p nability at £1800 & Affordable He social Rent to Int	ises) DPH) dph. %) s p.a. 10% er unit (interme per unit ussing ermediate)	diate)							
Value Area: Four			Area: Four			Valu	e Area: Fou	•			Area: Fou				Area: Four	
50 dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph.		1.59 Hectare s	s (50 House site @(35 DI	PH) dph.	1	.59 Hectare	gs (50 House site @(35 D	PH) dph.	1	.59 Hectare	s (50 House site @(35 D	PH) dph.	1	1.59 Hectare:	s (50 House: site @(35 DF	PH) dph.
Gross profit: (17%) Absorption: 50 units p.a.		Gross	profit: (17%) n: 50 units p.	9		Gros:	s profit: (17%) ion: 50 units p.			Gross Absorpti	profit: (17%) on: 50 units p.	٥		Gross	profit: (17%) on: 50 units p.a	
Planning gain at 100%		Planning	gain at 100%	5		Plannii	ng gain at 1009			Plannin	g gain at 1009	6		Plannin	g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermedia Sustainability at £1800 per unit	e) Sub	sidy at £0 per unit (Sustainabilit	at £1800 per	r unit	e) Subs	Sustainabil	(rent) & £0 per u ty at £1800 pe	unit	Subsi	dy at £0 per unit i Sustainabilit	v at £1800 pe	r unit	te) Subsid	y at £0 per unit (r Sustainabilit	v at £1800 per	unit
20% Affordable Housing	١.,	20% Affo	rdable Hou	ısing	7,	20% Aff	ordable Hou	sing	70	20% Affo	rdable Hou	using	7.	20% Affo 0:30 (Social I	rdable Hou	sing
70:30 (Social Rent to Intermediate) TEST 17 SHEET 1	TEST	0:30 (Social F	tent to inter	mediate)	TEST	17 SHEET 1	Rent to Inte	mediate)): 30 (Social I 17 SHEET 1	Rent to inte	rmediate)		17 SHEET 1	Rent to Inter	mediate)
GREENFIELD			INDUSTRIAL1				INDUSTRIAL2		4		PDL	UP		REDU	CTION TO AFFOR	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP AA	2010	DOWN 64%	MIDDLE 37%	UP 30%
2011	2011	• •	4)	4)	2011	••	A)	A >	2011 2012	• •	••	(*	2011	76%	40% 45%	32% 34%
2013	2013	• • •		* * *	2013			4.)	2013	•••			2013	102%	46%	34%
2014	2014	* *	1 *	4)	2014	**	1 *	A >	2014	* *	* *	(+	2014	193%	56%	37% 41%
2016	2016	* *		4)	2016	• •	**	4)	2016	• • •		(+	2016	346%	67%	41%
2017	2017	**	4.4	A.)	2017	**	4.4	* >	2017 2018	• •	**	(+	2017	185%	60% 54%	37%
2018	2018	~ ~	*)	4)	2018		A)	A)	2018	**	**	4.7	2018	122% 89%	49%	35% 33%
2020	2020	**	A }	* >	2020	**	A.)	* >	2020	**	**	* >	2020	71%	45%	31%
2021	2021	4.)			2021	(*	**	* *	2021 2022	**	**	**	2021	60% 52%	42% 39%	30% 29%
2023	2023	* >	**	**	2023	. >	**	**	2023	* *	()	**	2023	47%	37%	28%
2024	2024	*)	**	**	2024	A)	**	**	2024 2025	**	()		2024	45% 44%	36% 36%	27% 27%
2026	2026	A F	**	**	2026	* >	AA alue Area: F	**	2026	**	**	**	2026	43%	37%	27%
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0		dw O site Gro Abs	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0		Sui	1.59 He Ab Pi posidy at E0 per u Sustai 209 70:30 (5 Val dv O Siti	otwellings (50 Ho ctare site @(35) Gross profit: (17 sorption: 50 unit anning gain at 10 nability at £10 nability at £1800 6 Affordable He cocial Rent to Inti ue Area: 0 veellings (0) dph. coss profit: 0 oss profit: 0 oss	OPH) dph. %) s p.a. 00% er unit (interme per unit using	diate)	dw O site Gro Ab	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0			dw O site Gro Ab	Je Area: 0 ellings (0) ellings (0) dph. sss profit: 0 sorption: 0	
Planning gain at 0% Subsidy at 0			ig gain at 0% bsidy at 0				ing gain at 0% ubsidy at 0				ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0	
Sustainability at 0 O% Affordable Housing		Susta	inability at 0	cina		Sust	ainability at 0	ina		Susta	inability at 0	cina		Susta	inability at 0	ina
0			0	siriy			0	siriy			0	sing			0	siriy
TEST 18 SHEET 1 GREENFIELD	TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARLE
DOWN MIDDLE UP	1	DOWN	MIDDLE	UP	╛	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	0				0				0				0	0%	0%	0%
0	o	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	o				0				o				0	0%	0%	0%
	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	0	-			0	-	-	-	0	-	-		0	0%	0%	0%
0	0			-	0	-	-	-	0			-	0	0%	0%	0%
0	0	-		-	0	-		-	0			-	0	0%	0%	0%
0	o	-			0	-			o				0	0%	0%	0%
	0	-		-	0	-	-	-	0 0		-	-	0	0% 0%	0% 0%	0%
0	0				0	-			0	-			0	0%	0%	0%
						ı	O dwellings (0 0 site @(0) dpt Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O O O O O O O O O	Value Area: 0 dwellings (0) O site @(0) dph. Gross profit: 0 Dwellings (0) O site @(0) dph. Gross profit: 0 Dwellings (0) O site @(0) O	Value Area: 0 dwellings (0) O site ⊕(0) dph. Gross profit: 0 Absorption Absorption
Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	0 dwellings (0) 0 site @(0) ght. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy 41 0 Sustainability at 0 0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subulsky at 0		

Figure 44 - Sensitivity Testing

		y resti														
Value Area: Four 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.	(Value . 15 dwelling 3.3 Hectare si		es)			e Area: Four ngs (15 Hous site @(50 DF	es)	a		Area: Four gs (15 Hous site @(50 DF	ses)			Area: Four gs (15 House site @(50 DPI	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption Planning	rofit: (20%) n: 50 units p. gain at 100%	5		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%			Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	.a. 6		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	Subsit	dy at £0 per unit (n Sustainability	at £1800 per	r unit	te) Subsi		ty at £1800 per	unit	Subsic		y at £1800 per	r unit	te) Subsic		ty at £1800 per	unit
30% Affordable Housing 70:30 (Social Rent to Intermediate)		30% Affor 30 (Social R				0:30 (Social	rdable Hou Rent to Inter			:30 (Social I	rdable Hou Rent to Inter			0:30 (Social I	rdable Hous Rent to Inter	
TEST 1 SHEET 1 GREENFIELD	TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDU	CTION TO AFFORI	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A >	2010	DOWN 107%	MIDDLE 54%	UP 42%
2011	2011 2012	**	* >	4)	2011	- * *	4 Y	* >	2011 2012	**	**	A)	2011	215%	54% 66%	42% 48%
2013	2013 2014	**	(*	A)	2013 2014	**	(v	* *	2013 2014	**	**	(*	2013 2014	247% 252%	69% 71%	48% 48%
2015	2015 2016	* *	- ; ;	A)	2015 2016	* *	**	* >	2015 2016	**	**	**	2015 2016	-331% -589%	127% 119%	62% 59%
2017	2017 2018	**	**	A)	2017	**	* *	A >	2017 2018	**	* *	(*	2017	3383% 403%	103% 89%	55% 52%
2019	2019 2020	**	* *	4)	2019	**	* * *	A P	2019 2020	* *	* *	(v	2019	211% 142%	77% 69%	48% 45%
2021	2021 2022	**	A)	4)	2021	**	A)	A >	2021 2022	**	• •	A)	2021	106% 86%	63% 58%	43% 40%
2023	2023	(v	A)	4)	2023	**	A)	A }	2023	**	· ·	A):	2023	74%	54% 53%	39% 38%
2025	2025	A)	A)	4)	2025	(v	4)	**	2025	**	1.4	A)	2025	66%	51% 52%	37% 37%
		VALUE			Sut	0.3 Hec C Abs Plants Sidy at E0 per u Sustair 30% 70:30 (S	wellings (15 Houtare site @(50 E foross profit: (20 orption: 50 unit: anning gain at 10 nit (rent) & E0 pability at E1800 o Affordable Hot Cocial Rent to Interest Affact Foul	PH) dph. 6) p.a. 10% er unit (interme per unit using ermediate)	diate)	VALUE				VALUE		
Value Area: Four 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at 10 per unit (ren) & 60 per unit (rient periodist)		15 dwelling 3.3 Hectare si Gross p Absorption Planning dy at £0 per unit (n	te @(50 DF rofit: (20%) n: 30 units p. gain at 100% ent) & £0 per u	ies) PH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii		15 dwellir 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit	ngs (15 Hous site @(50 DF profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per un	es) H) dph. a. iit (intermediate)		15 dwellin 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	ses) PH) dph. .a. 6 nit (intermedial		15 dwellin 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit (r	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per uni	H) dph.
Sustainability at £1800 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	70	Sustainability 30% Affor 30 (Social R	dable Hou	ısing	7/	30% Affo 30% Social	ty at £1800 per ordable Hou	sing	70	30% Affo	ry at £1800 per rdable Hou	using	7	30% Affo	ty at £1800 per ordable Hous	sing
TEST 2 SHEET 1		2 SHEET 1		mediate)		2 SHEET 1		mediate)		:30 (Social I 2 SHEET 1		illediate)	TEST	0:30 (Social I 2 SHEET 1		
GREENFIELD DOWN MIDDLE UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE 54%	UP 42%
2011	2011	**	4)	4)	2011	**	4)	A >	2011	**	**	A)	2011	117%	55%	43%
2012	2012 2013	* *	(v	4)	2012	**	(*	A >	2012 2013	**	**	(*	2012	251%	70%	48% 48%
2014	2014 2015	**	**	A)	2014	**	**	* >	2014 2015	**	**	**	2014	-337%	75% 126%	50% 62%
2016	2016 2017	**	**	A)	2016 2017	• •	* *	A P	2016 2017	**	* *	**	2016 2017	-617% 2501%	118% 102%	59% 55%
2018	2018 2019	**		A)	2018 2019	**	**	A >	2018 2019	**	**	1.4	2018	383% 205%	88% 77%	51% 48%
2020	2020 2021	* *	* >	* * *	2020	**	4 *	* >	2020 2021	**	**	A)	2020	139% 104%	68% 63%	45% 42%
2022	2022 2023	(*	* >	4)	2022	**	A)	A >	2022 2023	* *	* * *	A)	2022	85% 73%	57% 54%	40% 38%
2024 2025	2024 2025	A)	4)	4)	2024 2025	1+	A)	A }	2024 2025	**	4.*	A)	2024 2025	69% 65%	52% 51%	38% 37%
2026	2026	A >	^)	4.)	2026	Va	lue Area: F	our	2026	**	**	.)	2026	64%	52%	37%
Value Area: Four 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.		Value 15 dwelling 0.3 Hectare si	Area: Fou	es)		0.3 Hec C Abs Pic sidy at E0 per u Sustain 30% 70:30 (S Value	Affordable Ho ocial Rent to Inte Area: Four ags (15 Hous	PH) dph. 6) 1: p.a. 10% er unit (interme per unit using remediate) 1: p.a. 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%		Value 15 dwellin 3.3 Hectare s	Area: Four	ses)		Value 15 dwellin 0.3 Hectare s	• Area: Four	25)
Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	Subsid	Gross p Absorption	rrofit: (20%) n: 70 units p. gain at 100% ent) & £0 per u at £1800 per dable Hou	a. nit (intermedia r unit ising	te) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou	a. nit (intermediate) unit sing	Subsic	Gross Absorpti Plannin ty at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	a. 6 nit (intermediat r unit using	te) Subsic	Gross Absorpti Plannin iy at E0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hous	t (intermediate) unit sing
TEST 3 SHEET 1 GREENFIELD		3 SHEET 1	INDUSTRIAL1			3 SHEET 1	INDUSTRIAL2			3 SHEET 1	PDL			3 SHEET 1 REDU	CTION TO AFFORI	DABLE
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010		MIDDLE 53%	UP 42%
2011 2012 2013	2011 2012 2013	••	4)	4)	2011 2012 2013		4 Y	A)	2011 2012 2013	**		(v	2011 2012 2013	110% 216%	54% 66%	42% 48% 48%
2013 2014 2015	2013 2014 2015	•••	4 ¥	4)	2013			A)	2013 2014 2015			(7	2013	249%	71%	48% 48% 63%
2016	2016 2017	**	- ; ;	A)	2016	- ; ;		A)	2016 2017	**		**	2016	-553% 5915%	120% 105%	59% 55%
2018	2018 2019	**	**	A)	2018	• • •	**	A P	2018 2019	••		(*	2018	427% 218%	90% 78%	52% 48%
2020	2020 2021	**	A)	A)	2020 2021	**	4 >	A }	2020 2021	**	• •	A)	2020 2021	145% 108%	69% 64%	45% 43%
2022 2023	2022 2023	* * *	* >	4)	2022 2023	**	A) A)	A } A }	2022 2023	**	ŢŢ	A >	2022 2023	87% 74%	58% 54%	41% 39%
2024	2024 2025 2026	A)	4)	4)	2024 2025 2026	(v (v	4)	4	2024 2025 2026	**	1 *	*)	2024 2025 2026	69% 66% 64%	53% 52% 52%	38% 37% 37%
			·			Va 15 d 0.3 Hec 0 Abs Pla sidy at E0 per u Sustair 30%	wellings (15 Houtare site @(50 E fross profit: (20 fross profit: (ses) PH) dph. 6) p.a. 0% er unit (interme per unit using					- JACO	27.0		

15 dwe 0.3 Hectar Gn Absor Plar Subsidy at £0 per u Sustainal 30% A	ue Area: Foui llings (15 Hous e site @(50 DF oss profit: (20%) pstion: 50 units p. nning gain at 50% nit (rent) & £0 per un billty at £1800 per ffordable Hou al Rent to Inter	ses) PH) dph. a. nit (intermediate r unit using) Subsi	dwelling 0.3 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) H) dph. a. it (intermediate unit	e) Subsi	dwelling 0.3 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 30% Affo	e Area: Four ps (15 House site @ (50 DP profit: (20%) on: 50 units p ng gain at 50% (rent) & £0 per units profable House Rent to Inter	S) H) dph. a. iit (intermediate) unit ssing	Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per units at £1800 per prdable Hou	es) PH) dph. a. a. bi init (intermediator unit using	e) Subsic	dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit (i Sustainabilii	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per un ty at £1800 per ordable Hou	s) H) dph. a. it (intermedia unit sing
EST 4 SHEET 1	GREENFIELD			4 SHEET 1	INDUSTRIAL1			4 SHEET 1	INDUSTRIAL2			4 SHEET 1	PDL			4 SHEET 1	CTION TO AFFOR	
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
110	A >	*)	2010		4)	A)	2010	•••	4)	A)	2010 2011	**	1 *	A)	2010	92% 94%	50% 51%	40% 41%
112	(*		2012	~ ~		A >	2012	* *	A >	* >	2012	**	* *		2012	158%	60%	45%
13	1.4	4)	2013	**	A)	4)	2013	**	1.4	A)	2013 2014	**	**	1.	2013	175%	63% 64%	46% 46%
15	**		2015	**	••		2015	**	• •	A >	2015	• •	**	* *	2015	-914%	106%	58%
16	**	A)	2016	**	**	A >	2016		**	* >	2016 2017	**	* *	(*	2016	6582% 484%	101% 89%	55% 52%
18	**	A >	2018	**	• •	A >	2018	**	~ ~	* >	2018	* *	* *		2018	243%	79%	49%
19		.,	2019	**	4.7	4)	2019	**	4.4	* >	2019 2020		**	A)	2019	158%	70% 64%	46% 43%
1	1.4	.,	2021	**	A >		2021	**	A >	A >	2021	**	**	A >	2021	91%	59%	41%
3	A)	.,	2022	A P	A)	4)	2022		4)	* >	2022 2023	••	**	A >	2022	77%	54% 51%	39% 37%
24 • •	A.)	.)	2024	A)	A)	A)	2024	A)	A)	A)	2024	• •	1.	A)	2024	63%	50%	37%
26 4 🕶	4.5	A)	2025	* *	A)		2025 2026	A)			2025 2026	••	1+	A)	2025	61% 59%	49% 49%	36% 36%
15 dwe 0.3 Hectar	ue Area: Foui llings (15 Hous e site @(50 DF	r ses) PH) dph.		dwelling 0.3 Hectare s	Area: Four s (15 House ite @(50 DP	s)		Abs Abs posidy at E0 per u Sustain 30% 70:30 (S Value dwelling 0.3 Hectare:	trare site @(50 E pross profit: (20) corption: 50 unit: anning gain at 5 nit (rent) & E0 p pability at £1800 a Affordable Ho cotal Rent to Int e Area: Four gs (15 House site @(50 DF	%) s p.a. 0% er unit (interme per unit using ermediate) - S.)		dwelling 0.3 Hectare s	Area: Foui s (15 House lite @(50 DF	es) PH) dph.		0.3 Hectare s	o Area: Four is (15 Houses site @(50 DP	s)
Gn Absoi Plan Subsidy at £0 per u Sustainal 30% A 70: 30 (Social EST 5 SHEET 1	oss profit: (20%) rption: 50 units p. ning gain at 200% nit (rent) & £0 per ub nity at £1800 per ffordable Hou al Rent to Inter	a. 6 nit (intermediate r unit using rmediate)) Subsi	Gross Absorptio Planning dy at £0 per unit (Sustainabilit 30% Affo 0: 30 (Social F 5 SHEET 1	profit: (20%) on: 50 units p.; g gain at 200% rent) & £0 per ur t £1800 per rdable Hou Rent to Inter	a. hit (intermediate unit using mediate)	e) Subsi	Gross Absorpti Plannir dy at £0 per unit Sustainabili 30% Affo 0: 30 (Social 5 SHEET 1	profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Inter	a. hit (intermediate) r unit ssing mediate)	Subsit	Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affo 0:30 (Social i	profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per ut y at £1800 per urdable Hou Rent to Inter	.a. 6 nit (intermediat r unit using rmediate)	e) Subsic	Gross Absorpti Plannin dy at £0 per unit (Sustainabilii 30% Affc 0:30 (Social 5 SHEET 1	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per un ty at £1800 per tyrdable Hou Rent to Inter	it (intermedia unit sing mediate)
DOWN 10	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 160%	MIDDLE 61%	UP 45%
1 **	(*		2011	**	A)	A }	2011	* *	A)	A >	2011	* *	* *	(*	2011	168%	61%	45%
**	**	A)	2012 2013	**	**	A >	2012 2013	**	**	* >	2012 2013	**	**	**	2012	749% 1385%	80% 84%	53% 54%
• •	**	A)	2014	**	**	4)	2014	* *	**	* >	2014 2015	**	**	**	2014	1519% -145%	87% 204%	54%
**	**		2016	~ ~	~ ~		2016	•••	**	(v	2016	**	**	• • •	2016	-185%	182%	68%
**	• • •	4 *	2017	**	**	A)	2017	**	**	A)	2017 2018	**	**	**	2017	-306% -1104%	148% 119%	63% 58%
• •	* *	A)	2019	* *	**	A >	2019	* *	* *	A >	2019	* *	* *	(*	2019	629%	98% 84%	53%
	**	4)	2020 2021	* *	1.	A):	2020 2021	**		* >	2020 2021	**	**	(v	2020 2021	248% 154%	74%	49% 46%
* *	(*	4)	2022	**	4)	4)	2022 2023	**	4+	A)	2022 2023	* *	* *	A)	2022	114% 92%	67% 61%	43% 41%
• •	1 *	A)	2024	**	A)	A >	2024	~ ~	A >	A >	2024	**	**	A >	2024	83%	59%	40%
3	(*	4)	2025 2026	· ·	A)	*)	2025 2026	**	A)	* >	2025 2026	**	**	A)	2025	78% 75%	58% 59%	40% 39%
15 dwe 0.3 Hectar Gri Absor Plan sidy at £48500 per i Sustainal 30% A	ue Area: Fou Illings (15 Hous e site @ (50 DF ption: 50 units p. junit (rent) & £2600 per ffordable Hou al Rent to Inter	ses) PH) dph. a. 6 r unit (intermediator unit	s) Subsidy	dwelling 0.3 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	S) H) dph. a. unit (intermedial unit	(le) Subsidy	0.3 Hec Absolved at EO per un Sustain 30% 70:30 (S Value dwelling 0.3 Hectare : Gross Absorpti Plannit at £48500 per unit Sustainabilli 30% Affe	wellings (15 Hou tare site Ø(50 E Gross profit: (20' orption: 50 unit: unning gain at 26 nit (rent) & E0 p hability at Enablity at Enablity at exial Rent to Int exial Rent to Int exial Rent (50 DF profit: (20%), on: 50 units (20%), on: 50 units & 22e000 pe (vent) & 22e000 pe profable Hou Rent to Inter	iPH) dph. (%) p. a. (%) per unit (interme per unit using ermediate) S) H) dph. a. (a. (intermediate) p. (intermed	(Subsidy	dwelling O.3 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	es) PH) dph. a. a. funit (intermedia r unit unit	ite) Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin by at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	S) H) dph. a. unit (intermed unit sing
ST 6 SHEET 1		mediate		6 SHEET 1		mediate)		6 SHEET 1		mediate)		6 SHEET 1		illediate)		6 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL2 MIDDLE	UP	}	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
* *	**	**	2010 2011	4+	**	**	2010 2011	4.4	**	**	2010 2011	**	**	**	2010	45% 44%	29% 29%	27% 27%
• • •	A)	4)	2012	**	A)	4)	2012	**	4)	A)	2012	**	4.4	A)	2012	84%	36% 38%	30%
• •	^ ^		2014		4)	4)	2014		^)	A >	2014	- ;;		* * *	2014	100%	38% 39%	31%
• •	**	4)	2015 2016	**	**	A)	2015 2016	**	**	A)	2015 2016	**	**	17	2015 2016	-142% -264%	68% 65%	40% 38%
• •	1 *	A)	2017 2018	• •	(v	A)	2017 2018	**	4 *	A)	2017 2018	• •	• •	A)	2017	1584% 198%	58% 52%	37% 35%
• • •	(*	A)	2019	**		A >	2019	**	A >	A P	2019		**	A >	2019	108%	47%	34%
1 **	A)	*)	2020		A)	4)	2020	**	A)	A >	2020 2021	**	1 *	A)	2020	59%	43% 41%	32% 31%
2 (•	A)	4)	2022	A)	A)	A)	2022	4)	4)	A)	2022 2023	• •	4	A)	2022	51% 45%	38% 36%	30% 29%
4 🔺	**	**	2024	* >	**	**	2024	* >	**	* *	2024		1)	**	2024	43%	36%	29%
5 4)	**	**	2025 2026	A)	**	**	2025 2026	4)	**	**	2025 2026	1 *	()	**	2025 2026	42% 41%	35% 35%	29% 29%
							Subsidy	15 d 0.3 Hed () Abs Pli at £48500 per u Sustain 30 %	wellings (15 Hou- trare site @(50 E bross profit: (20' corption: 50 unit: anning gain at 10 nit (rent) & E260 abbility at £1800 a Affordable Ho ocial Rent to Int	ises) iPH) dph. is p.a. ioo% ioo per unit (int per unit	ermedia	ate)						

	15 dwellin 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	ses) PH) dph. a. 6 r unit (intermediate		dwelling 0.3 Hectare s Gross Absorption Planning at £25000 per unit i	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. 6 r unit (intermedia		dwelling 0.3 Hectare Gross Absorpt Plannir y at £25000 per unit	profit: (20%) on: 50 units p g gain at 100	es) PH) dph. i.a. % er unit (intermediate		dwelling 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. .a. 6 r unit (intermedi		dwelling 0.3 Hectare s Gross Absorptio Planning y at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	s) H) dph. a. unit (intermediate)
70	30% Affo	ordable Hou	using	70	30% Affo	rdable Hou	ısing	70	30% Affo 0:30 (Social	ordable Ho	using	70	30% Affo 30% Social I	rdable Hou	using	7/	30% Affo 0:30 (Social F	rdable Hou	sing
	7 SHEET 1	GREENFIELD	inediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	inieulate)		7 SHEET 1	PDL	imediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 40%	UP
2011	**	4)	4)	2011	**	4)	4)	2011	**	4)	4)	2011	**	1.4	A)	2011	70%	39%	33% 33%
2012 2013	**	1 7	4)	2012	**	A)		2012	•••	A)	4)	2012 2013	**	**	A)	2012	139%	49% 50%	38%
2014	ŢŢ	(+	A)	2014	**	A)	* >	2014	• • •	A)	A >	2014	**	**	A >	2014	164%	52%	38%
2015 2016	• •	**	A)	2015	**	* *	A)	2015	**	**	A)	2015 2016	**	**		2015	-222% -402%	93% 88%	49% 47%
2017	• •	• •	A)	2017	~ ~	• •	A >	2017	• •	• •	A):	2017	• •	~ ~	(v	2017	2346%	77%	45%
2018 2019	**	**	4)	2018 2019	**	4 *	4)	2018 2019	**	1.4	A)	2018 2019	**	**	A)	2018 2019	284% 152%	67% 59%	42% 40%
2020 2021	**	(v	A)	2020 2021	**	A):	4)	2020 2021	**	A)	A)	2020 2021	**	**	A)	2020 2021	103%	54% 50%	38% 36%
2022	**	* >	. >	2022	(*	* >	* >	2022	4 🕶	* >	* >	2022	**	1 *	A >	2022	65%	47%	34%
2023 2024	1 7	A)	A)	2023	*)	A >	.,	2023	A)	A)	A >	2023 2024	**	(+	A)	2023	57% 54%	44%	33% 33%
2025 2026	1 *	A)	A)	2025	A)	A)	A)	2025	A)	A)	A)	2025	• •	(+	A)	2025	51% 50%	42% 43%	32% 32%
	Value	• Area: Four	r ose)		Value	Area: Fou s (15 House	r ic)	Subsidy	15 d 0.3 Hed 0.3 Hed (Abs Pl: at £25000 per u Sustaii 30% 70:30 (S Value	vilue Area: It wellings (15 Hz tare site @(50 cross profit: (26 corption: 50 unianning gain at 'nit (rent) & E22 nability at E180 b Affordable Hocial Rent to In a Area: Four site (15 Hous) (15 Hous)	ouses) DPH) dph. 196) ts p.a. 100% 2000 per unit (ini 0 per unit 0 tousing ttermediate)	termedia	Value	Area: Fou	r ne)		Value	Area: Four	-)
	0.3 Hectare s Gross Absorpti Plannin at £36000 per unit	site @(50 DF profit: (20%) on: 50 units p. g gain at 100%	PH) dph. a. 6 r unit (intermediat		D.3 Hectare s Gross Absorptio Planning at £36000 per unit i	ite @(50 DF profit: (20%) on: 50 units p. g gain at 100%	PH) dph. a. funit (intermedia		0.3 Hectare Gross Absorpti Plannir v at £36000 per unit	site @(50 D profit: (20%) on: 50 units p g gain at 100	PH) dph. i.a. % er unit (intermediate		0.3 Hectare s Gross Absorpti Plannin at £36000 per unit	ite @(50 Df profit: (20%) on: 50 units p g gain at 1009	PH) dph. a. funit (intermedi		O.3 Hectare s Gross Absorptio Planning y at £36000 per unit i	ite @(50 DP profit: (20%) on: 50 units p.a g gain at 100%	H) dph.
	30% Affo : 30 (Social I B SHEET 1	Rent to Inter	using			rdable Hou Rent to Inter	ısing		30% Affo 0:30 (Social 8 SHEET 1	rdable Ho Rent to Inte	using		30% Affo 0:30 (Social I 8 SHEET 1	Rent to Inte	using		30% Affo 0:30 (Social F 8 SHEET 1	rdable Hou Rent to Inter	sing mediate)
1	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	• •	A)	A)	2010		A)	4)	2010	•••	A)	A)	2010 2011	**	()	A >	2010	58% 58%	35% 35%	30% 30%
2012	**	* >	* >	2012	**	A >	* >	2012	**	A)	* >	2012	**	**	A >	2012	114%	43%	34%
2013 2014	**	A)	A)	2013 2014	**	A)	* * *	2013	**	4)	A)	2013 2014	**	**	A)	2013 2014	130%	45% 46%	35% 35%
2015 2016	**	**	4)	2015 2016	~ ~	**	A)	2015	**	**	A)	2015 2016	* *	**	(v	2015	-184%	81%	45% 43%
2017	**	**	4)	2017		**	4)	2017	**	**	A)	2017	**	**	1.0	2017	1988%	68%	41%
2018 2019	• •	(*	A)	2018		A)		2018	• • •	4.4	A)	2018 2019	**	**	A)	2018	244% 131%	60% 54%	39% 37%
2020	* *	(*	. >	2020	**	A >	A >	2020	* *	* >	A >	2020	* *	• •	A >	2020	90%	49%	35%
2021 2022	**	A)	4)	2021	A)	A >	4)	2021	1.	4)	A >	2021 2022	**	4.4	A)	2021	58%	45% 43%	34% 32%
2023 2024	(v	4)	A)	2023 2024	A)	A)	4)	2023 2024	A)	4)	A)	2023 2024	**	1 *	A)	2023 2024	52% 49%	40% 39%	31% 31%
2025 2026	A)	**	**	2025 2026	A)	**		2025 2026	A)	**	**	2025 2026	**	()	**	2025 2026	47% 46%	39% 39%	31% 30%
						ue Area: O		Subsidy	15 d 0.3 Hed 0 Abs Pl: at £36000 per u Sustaii 30% 70:30 (S	nability at £180 Affordable H ocial Rent to In	ouses) DPH) dph. 0%) ts p.a. 100% 10000 per unit (intoper unit) 100using	termedia						ue Area: 0	
	O dv O site Gro Ab Planni Su Susta	we Area: 0 wellings (0) e @(0) dph. oss profit: 0 resorption: 0 resorpti	sing		dw O site Gro Ab: Plannii Su Susta	ellings (0) ellings (0) ellings (0) ellings (0) ellings (0) ellings (0) esorption: 0 esorption:	sing		dv O sit Gr Ab Plann Si Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) rellings (0) rellings (0) rellings (0) rellings profit: 0 relling			dw O site Gro Ab: Plannii Su Susta	pellings (0) ellings (0) e @ (0) dph. ess profit: 0 sorption: 0 eng gain at 0% elnability at 0 erdable Hous 0	sing
TEST 9	9 SHEET 1	GREENFIFI D		TEST	9 SHEET 1	INDUSTRIAJ 1		TEST	9 SHEET 1	INDUSTRIAL 3		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0		-		o o			1	ŏ	-		-	ō	-		- 1	ŏ	0%	0%	0%
0		-	-	0	-	-	1	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
ő				ō		- 1		0				ő				ő	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0		-	-	0		-		0	-	-		0	-		-	0	0% 0%	0% 0%	0% 0%
									F	Jalue Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: (fanning gain at Subsidy at 0 Sustainability a Affordable He	o) h. 0 0 0% l								

Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing 0 O'% Affordable Hou	Value Area: 0	Value Area: 0	Value Area: 0
Sustainability at £600 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	11	Obs. Affordable Housing	2011	Value Area; Four
Value Area: Four 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rent) & 60 per unit (rentmediate) Sustainability at 60 per unit 30% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Four wellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sustainability at £0 per unit 30% Affordable Housing 30% Affordable Housing 10% Afforda	Value Area: Four 15 awellings (18 Houses) 0.3 Hectare site @(50 DPH) gph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsisty at £0 per unit (nern) & £0 per unit (intermediate) 30% Affordable Housing Wile Area: Food per unit (intermediate) Assorption: 50 units p.a. Planning gain at 100% Assorption: 50 units p.a. Planning gain at 100% Subsisty at £0 per unit (nern) & £0 per unit (intermediate) Subsisty at £0 per unit (nern) & £0 per unit (intermediate) Subsisty at £0 per unit (nern) & £0 per unit (intermediate) Subsisty at £0 per unit (nern) & £0 per unit (intermediate) TEST 12 SHEET 00WN MICOLE UP 10 00WN MICOLE UP 20 00	Value Area: Four dwellings (15 Houses)	Value Area: Four dwellings (15 Houses)

Subsidy 50:	15 dwelling 3 Hectare s Gross Absorptio Planning y at £0 per unit (i	profit: (20%) in: 50 units p gain at 1009 ent) & £0 per u g at £1800 per rdable Hou	ses) PH) dph. .a. .a .init (intermediate or unit unit unit unit unit unit unit unit	s) Subsi	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) H) dph. a. hit (intermedial unit	te) Subsi	dwelling 0.3 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affo	e Area: Four gs (15 House site @(50 DF profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per prodable Hou Rent to Inter	S) H) dph. a. bit (intermediate) unit	Subsid	dwelling 3.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermediat r unit using	te) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. t (intermediate) unit sing
IESI I		GREENFIELD		IESI		INDUSTRIAL1		IESI		INDUSTRIAL2	,	IESI		PDL	,	IESI	REDU	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 95%	MIDDLE 47%	UP 36%
2011 2012		4.4	A)	2011	**	A)	4)	2011		A)	A }	2011 2012	**	4 +	4.7	2011	98% 190%	47% 58%	37% 41%
2013	• •			2013	• •		A >	2013	• •	4.4	A >	2013	• •	~ ~	٠.	2013	219%	60%	42%
2014 2015	• •		A)	2014	**	*)	A)	2014	**	**	A >	2014 2015		**	**	2014	-293%	62% 110%	42% 54%
2016	**	~ ~	A.):	2016	**	~ ~	*>	2016	~ ~	~ ~	A.)	2016	**	**	**	2016	-520%	103% 89%	51%
2017 2018	**		A)	2017	• • •	**	A)	2017			A >	2017 2018		**	(*	2017	353%	77%	47% 44%
2019 2020	••	**	A)	2019	••	A)	A)	2019	**	4+	A)	2019 2020	• •	••	A }	2019	184%	66% 60%	41% 39%
2021	**	- (+	A >	2021	* *	* >	* >	2021	**	A >	A F	2021	**	**	A >	2021	92%	54%	36%
2022 2023		A >	4)	2022	* *	A)	4)	2022	4.4	4)	A >	2022 2023	•••	4.4	A >	2022	74% 64%	50% 47%	35% 33%
2024	4 *	* >	* >	2024	A >		* >	2024	* >	A >	A >	2024	* *	4.4		2024	59%	45%	32%
2025 2026	1 ¥	A }	A)	2025 2026	A }	A)	A)	2025 2026	*)	A)	A >	2025 2026	**	(v	4.)	2025 2026	57% 55%	44% 45%	32% 32%
0.	15 dwelling .3 Hectare s Gross	profit: (20%)	ses) PH) dph.		dwelling 0.3 Hectare s Gross	profit: (20%)	s) H) dph.		Abs Abs Pri Sustain 30% 50:50 (S Value dwelling D.3 Hectare :	ctare site @(50 to constitute of the constitute	s p.a. s p.a. 10% er unit (interme per unit using ermediate) S) H) dph.		dwelling 0.3 Hectare s Gross	profit: (20%)	es) PH) dph.	Τ	dwelling 0.3 Hectare s Gross	profit: (20%)	H) dph.
0:1	Planning y at £0 per unit (i	at £1800 pe	% init (intermediate ir unit using	0:	Plannin dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	nit (intermedia unit sing	0:	Plannir dy at £0 per unit Sustainabili 30% Affo	ion: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) unit sing	0:	Plannin dy at £0 per unit i Sustainabilit	y at £1800 pe rdable Hou	6 nit (intermediat r unit using	0	Plannin ly at £0 per unit (r Sustainabilit	y at £1800 per	t (intermediate) unit sing
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE
2010	DOWN	**	**	2010	DOWN	**	**	2010	DOWN	**	**	2010	DOWN	**	**	2010	63%	29%	22%
2011 2012	**	**	**	2011	**	**		2011	**	**	**	2011	**	4 ¥	**	2011	65% 128%	29% 37%	22% 26%
2013 2014	**	A }	A)	2013 2014	**	* >	A)	2013	• •	A.):	A >	2013 2014	**	**	A)	2013	147%	39% 39%	26% 25%
2014	• •	~ ~	*)	2014	•••	*)	* >	2014		*)	* >	2014		**	(v	2014	-196%	39% 68%	32%
2016 2017	**	• •	A)	2016	**	~ · ·	A)	2016		4.4	A)	2016 2017	**	**	A)	2016	-344%	64% 55%	31% 28%
2018	**		A >	2018	~ ~	A >	* >	2018		A >	A >	2018	**	**	A >	2018	227%	48%	26%
2019 2020	**	A)	A)	2019	**	A)	* >	2019	**	A)	A)	2019 2020	**	1 *	A)	2019	116% 75%	41% 36%	24% 22%
2021 2022	4.4	A)	A)	2021	A }	4)	A)	2021	4+	A)	A)	2021 2022	**	4 *	A)	2021	56% 46%	33% 30%	21% 20%
2023	*)	**	**	2023	A)	**		2023	A >	**	**	2023	**	**	**	2023	38%	28%	19%
2024 2025	A)	**	**	2024 2025	A }	**	**	2024 2025	A)	**	**	2024 2025	1 *	**	**	2024 2025	37% 35%	27% 26%	18% 18%
2026	* >	**	**	2026	*)	**	**	2026	* >	1 Andrea: F	**	2026		**	**	2026	34%	27%	18%
TEST 1	O dw O site Gro Abs Plannir Su Susta	e Area: 0 ellings (0) @ (0) dph. ss profit: 0 orption: 0 g gain at 0% bably at 0 dable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		15 d 0.3 Hec 0	wellings (15 Hore tare site @(50 If are sprofit: (20 corption: 50 unit anning gain at 11 unit (rent) & £0 r in the scalal Rent to the scalal Rent to the wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ling gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0	uses) PH) dph. (h) is p.a. jone oran crunit (interme per unit susing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bibsidy at 0 inability at 0 rdable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) es (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	ing
1551 1		GREENFIELD	T	IEST		INDUSTRIAL1		IEST		INDUSTRIAL2	I	ILEST		PDL	T	IEST	REDU	CTION TO AFFORE	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
ő				0				o				0				o	0%	0%	0%
0			-	0	-	-		0			-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ō				0			-	0				0				0	0%	0%	0%
0		-	-	0	-	-	-	0	-		-	0		-		0	0%	0%	0%
0				0				0			-	0				0	0%	0%	0%
0				0	-			0	-			0				0	0%	0% 0%	0% 0%
IO .		-	-	U	-	-	-	٥	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Manning gain at to Subsidy at 0 Sustainability at Affordable Ho	0%	U	-		-	u U	0%	0%	0%

Gros Absorp Planni Subsidy at £0 per uni Sustainabi 30% Affi 70:30 (Social	ue Area: Four ings (15 Houses) • site @(50 DPH) dph. ss profit: (25%) stlon: 50 units p.a. ing gain at 100% it (ren!) & 50 per unit (interme lility at £1800 per unit fordable Housing I Rent to Intermediate	ediate) Subsi	dwellings 0.3 Hectare si Gross Absorption Planning idy at £0 per unit (i Sustainability 30% Affoi 0:30 (Social F	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate r unit using	e) Subsic	dwelling 0.3 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	e Area: Foui gs (15 House site @(50 DF s profit: (25%) ion: 50 units p. ng gain at 100% (rent) & £0 per ty at £1800 per brdable Hou Rent to Inter	es) PH) dph. a. full (intermediate) r unit using	Subsid	dwelling 3 Hectare s Gross Absorpti Plannin by at £0 per unit i Sustainabilit 30% Affo 30 (Social I	Area: Four is (15 House: ite @(50 DP profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per y at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. bit (intermediate runit	s) Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabilli 30% Affc 0:30 (Social	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	is) H) dph. It (intermediate) unit sing
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	DARLE
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	(v A)			A)	4)	2010	**	4)	4)	2010 2011			A)	2010	159% 168%	60% 60%	44% 44%
2012	V		**	**	A.)	2012	~ ~	**	A)	2012	* *	**	**	2012	827%	78%	52%
2013	Y Y A)		* *	**	A)	2013	**		A)	2013 2014		* *	**	2013 2014	1861% 2190%	83%	53% 53%
2015	**	2015 2016	**	**	4.4	2015 2016	**	**	(*	2015 2016	~ ~	~ ~	**	2015 2016	-138% -173%	202% 181%	71%
2016	** (*			***	A)	2016	**		A)	2016			**	2016	-173%	146%	61%
2018	V V A)		**	• •	A)	2018	••	••	A }	2018 2019	••	••	••	2018	-916%	117%	56% 52%
2020	V V A)	2020	**	- ; ;	A >	2020			A >	2020			1.	2020	248%	82%	48%
2021	V V A)		**	4 *	A)	2021	• •		A)	2021 2022	**	**	A)	2021	153%	72% 65%	45% 43%
2023	(v	2023	**			2023	**		A >	2023	**	~ ~	A >	2023	90%	60%	40%
2024	(v A)		**	A)	A)	2024		A)	A)	2024 2025			A)	2024	81% 76%	57% 56%	39% 39%
2026	(v A)	2026	(*	A)	A)	2026	**	alue Area: F	A >	2026	**	Ü	A)	2026	74%	57%	39%
15 dwelli 0.3 Hectare Gros Absorp Planni Subsidy at £0 per uni Sustainabi 30% Aff	ie Area: Four Ings (15 Houses) site @ (50 DPH) dph. site @ (50 DPH) dph. ston: 50 units ps. ston: 50 units	e) 770 TEST 2010 2011 2012 2013 2014 2016 2016 2016 2018 2019 2019 2020 2020 2023	dwellings 0.3 Hectare si Gross Absorptio	profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate r unit	2010 2011 2015 2016 2017 2019 2020 2021 2022 2024 2022 2022 2022 2022	Sustainability of the control of the	anning gain at 15 mil (ren) & Eo p can be seen in (ren) &	per unit (intermediate) per unit (intermediate) per unit ususing F	700 TEST : 2010 2011 2012 2013 2014 2015 2016 2017 2018 2020 2021 2022 2023 2024 2025 2026	dwelling 3 Hectare s Gross Absorpti Plannin by at £0 per unit o Sustainabilit 30% Affo	Area: Four is (15 House its (15 House its (15 House its (26 D P) profit: (17%) on: 50 units p.; on: 50 units	s) PH) dph. a. bit (intermediate runit	s) Subsid	dwelling 0.3 Hectare's Gross Absorpti Plannin y at £0 per unit (i Sustainabilii 30% Affc 0:30 (Social i 17 SHEET 1	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	is) H) dph. t (intermediate) unit sing mediate)
										diate)							
							Sustair 30%	nability at £1800 6 Affordable Ho social Rent to Int	ousing	diate)							
	ilue Area: 0 dwellings (0)		dwe	ue Area: 0			Sustair 30% 70:30 (S Val dv	nability at £1800 6 Affordable Ho locial Rent to Int ue Area: 0 vellings (0)	per unit ousing	ediate)		ue Area: 0				ue Area: 0	
0 c 0 si	dwellings (0) ite @(0) dph.		dwe 0 site	rellings (0) e @(0) dph.			Sustair 30% 70:30 (S Val dv 0 sit	nability at £1800 6 Affordable Ho locial Rent to Intue Area: 0 vellings (0) re @(0) dph.	per unit ousing	ediate)	dw 0 site	ellings (0) e @(0) dph.			dw 0 site	vellings (0) e @(0) dph.	
0 c 0 si G A	dwellings (0) ite @(0) dph. iross profit: 0 Absorption: 0		dwe O site Gros Abs	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			Sustain 30% 70:30 (S Val dv 0 sit Gn Ab	nability at £1800 6 Affordable Ho locial Rent to Inti ue Area: 0 vellings (0) te @(0) dph. loss profit: 0 psorption: 0	per unit ousing	ediate)	dw O site Gro Ab	rellings (0) e @(0) dph. ess profit: 0 sorption: 0			dw O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 osorption: 0	
0 c 0 si G A Plani	dwellings (0) ite @(0) dph. iross profit: 0		dw O site Gro: Abs Plannir	ellings (0) e @(0) dph. oss profit: 0			Sustain 30% 70:30 (S Val dv O sit Gr Ab Plann	nability at £1800 6 Affordable Ho locial Rent to Int ue Area: 0 vellings (0) te @(0) dph. loss profit: 0	per unit ousing	ediate)	dw O site Gro Ab Planni	rellings (0) e @(0) dph. ess profit: 0			dw O site Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0	
O c O si G A Plani Sus	dwellings (0) ite @(0) dph. iross profit: 0 Absorption: 0 ning gain at 0%		dw O site Gro: Abs Plannir Sul Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0%	sing		Sustain 30% 70:30 (S Val dv 0 sit Gri At Plann S S Sustain	nability at £1800 6 Affordable Ho locial Rent to Int ue Area: 0 vellings (0) lee @(0) dph. loss profit: 0 lossorption: 0 ling gain at 0%) per unit busing termediate)	diate)	dw O site Gro Ab Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	sing		dw O site Gro Ab Planni Su Susta	vellings (0) e @ (0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	ing
O c O si G A Plani Sus O% Affe	dwellings (0) ite @(0) dph. iross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0	-	dw O site Gro: Abs Plantir Sul Susta O% Affor	rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alnability at 0	sing		Sustain 30% 70:30 (S Val dv 0 sit Gn At Plann S Sust	nability at £1800 6 Affordable Hc social Rent to Int ue Area: 0 vellings (0) te @(0) dph. oss profit: 0 osorption: 0 inubility at 0 ainability at 0) per unit busing termediate)		dw O site Gro Ab Planni Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% ebsidy at 0 einability at 0	sing	Tecr	dw O site Gro Ab Planni Su Susta O% Affor	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0	ing
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	Javellings (0) itte @(0) dph. ross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 GREENFIELD		dwe O site Grov Abs Plannin Sul Susta O% Affor	rellings (0) e @(0) dph. osorption: 0 osorption: 0 ong gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0			Sustain 30% 70:30 (S Val dv 0 sitt Gr At Plann S Sust 0% Affo	nability at £1800 c Affordable Hc Accordance Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) e @(0) dph. ssprofit: 0 ssprofit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O site Gro Ab Planni St Susta O% Affor	vellings (0) e @(0) dph. ossprofit: 0 ossprofic: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0	DABLE
O c O si G A Plani Sus O% Affe	dwellings (0) the @(0) dph. fross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0		dw O site Gro: Abs Plantir Sul Susta O% Affor	rellings (0) a @(0) dph. ass profit: 0 ass profit: 0 assorption: 0 again at 0% absidy at 0 alnability at 0 rdable Hous 0	sing UP		Sustain 30% 70:30 (S Val dv 0 sit Gn At Plann S Sust	nability at £1800 6 Affordable Hc locial Rent to Int we Area: O velllings (O) ce @(O) dph. ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hous 0) per unit busing termediate)		dw O site Gro Ab Planni Su Susta O% Affor	ellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	s ing	TEST	dw O site Gro Ab Planni St Susta O% Affor	vellings (0) e @(0) dph. e @(0) dph. osss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 rdable Hous 0 CTION TO AFFOR MIDDLE	DABLE UP
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	Javellings (0) itte @(0) dph. ross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 GREENFIELD		dwe O site Grov Abs Plannin Sul Susta O% Affor	rellings (0) e @(0) dph. osorption: 0 osorption: 0 ong gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0			Sustain 30% 70:30 (S Val dv 0 sitt Gr At Plann S Sust 0% Affo	nability at £1800 c Affordable Hc Accordance Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) e @(0) dph. ssprofit: 0 ssprofit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O slith Green of the Control of t	vellings (0) e @(0) dph. soss profit: 0 sosrption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	Javellings (0) itte @(0) dph. ross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 GREENFIELD	0 0	dwe O site Grov Abs Plannin Sul Susta O% Affor	rellings (0) e @(0) dph. osorption: 0 osorption: 0 ong gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0			Sustain 30% 70:30 (S Val dv 0 sitt Gr At Plann S Sust 0% Affo	nability at £1800 c Affordable Hc Accordance Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) e @(0) dph. ssprofit: 0 ssprofit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw 0 site Gree Ab Planni Site O% Afford Affo	vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	Javellings (0) itte @(0) dph. ross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 GREENFIELD	0 0 0	dwe O site Grov Abs Plannin Sul Susta O% Affor	rellings (0) e @(0) dph. osorption: 0 osorption: 0 ong gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0			Sustain 30% 70:30 (S Val dv 0 sitt Gr At Plann S Sust 0% Affo	nability at £1800 c Affordable Hc Accordance Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) e @(0) dph. ssprofit: 0 ssprofit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	0 sith O sith Gre Ab Planni St Sustst O'8 Affor 18 SHEET 1 REDU DOWN 0'96 0'96 0'96 0'96 0'96	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	Javellings (0) itte @(0) dph. ross profit: 0 Absorption: 0 ning gain at 0% Subsidy at 0 stainability at 0 ordable Housing 0 GREENFIELD	0 0	dwe O site Grov Abs Plannin Sul Susta O% Affor	rellings (0) e @(0) dph. osorption: 0 osorption: 0 ong gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0			Sustain 30% 70:30 (S Val dv 0 sitt Gr At Plann S Sust 0% Affo	nability at £1800 c Affordable Hc Accordance Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc Hc Accordance Hc	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) e @(0) dph. ssprofit: 0 ssprofit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O sith	vellings (0) ellings (0) ellings (0) sss profit: 0 ssorption: 0 isorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 cridable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) it le (e) (0) dph. itce (e) (0) dph. itce (e) (0) dph. itce (e) (e) (e) (e) (e) (e) (e) (e) (e) (e	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro: Abs Plannir Sul Sustat O% Affor 18 SHEET 1 DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 INDUSTRIAL1 — — — — — — — — — — — — — — — — — —		TEST -	Sustain 30% 70:30 (S Val	ability at £1800 6 Affordable He locial Rent to Int ue Area: 0 veilings (0) c @(0) dph. osspribin: 0 osspribi	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	rellings (0) e (0) dph. e (0) dph	UP	TEST	dw O slit of Silver of Sil	vellings (0) eellings (0) dph. doss profit: 0 dossoption:	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) it le (e) (0) dph. itce (e) (0) dph. itce (e) (0) dph. itce (e) (e) (e) (e) (e) (e) (e) (e) (e) (e	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro: Abs Plannir Sul Sustat O% Affor 18 SHEET 1 DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 INDUSTRIAL1 — — — — — — — — — — — — — — — — — —			Sustain 30% 70:30 (S Val	ability at £1800 6 Affordable He locial Rent to Int ue Area: 0 veilings (0) c @(0) dph. osspribin: 0 osspribi	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	rellings (0) e (0) dph. e (0) dph	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O's its of the control of the contro	vellings (0) e e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 sinability at 0 ordable House 0 OCTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) it le (e) (0) dph. itce (e) (0) dph. itce (e) (0) dph. itce (e) (e) (e) (e) (e) (e) (e) (e) (e) (e	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro: Abs Plannir Sul Sustat O% Affor 18 SHEET 1 DOWN	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 INDUSTRIAL1 — — — — — — — — — — — — — — — — — —		TEST -	Sustain 30% 70:30 (S Val	ability at £1800 6 Affordable He locial Rent to Int ue Area: 0 veilings (0) c @(0) dph. osspribin: 0 osspribi	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	rellings (0) e (0) dph. e (0) dph	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	ON STATE OF THE PROPERTY OF TH	vellings (O) e e @(O) dph. sss profit: 0 sorption: 0 ng gain at 0% sostpilon: 0 ng gain at 0% sostpilon: 0 in abability at 0 reddale House O CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) it the @(0) dph. itose profit: 0 bisopribin: 0 ning gain at 0% Subsidy at 0 stainability at 0 data delivery of the delivery of the months of the delivery of the	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site is a constant of the	vellings (0) e a @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 sorption: 0 en g gain at 0% elsidy at 0 elsidy elsid		TEST -	Sustain 30% 70:30 (\$ Val d d O sit A Plann Plann S S Sust O% Affo 18 SHEET 1 DOWN	akality at £1900 A fiforable He locidal Rent to Int locidal Rent Int Int locidal Rent Int Int locidal Rent Int locidad Rent Int	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	rellings (0) e (0) dph. e (0) dph	UP	TEST	0 Stitle Green Ab O Stitle Green Ab Planning St. St. St. St. O% Afford 18 SHET 1 RRDU DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 dp. common distribution of the delivery of the	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) it the @(0) dph. itose profit: 0 bisopribin: 0 ning gain at 0% Subsidy at 0 stainability at 0 data delivery of the delivery of the months of the delivery of the	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dww O site is a constant of the constant of th	vellings (0) e a @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 sorption: 0 en g gain at 0% elsidy at 0 elsidy elsid		TEST -	Sustain Sustai	akality at £1900 A fiforable He locidal Rent to Int locidal Rent Int Int locidal Rent Int Int locidal Rent Int locidad Rent Int	o per unit pusing termediate)		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site	vellings (O) e e @(O) dph. sss profit: 0 sosrption: 0 ng agin at 0% sbsrytion: 0 ng agin at 0% sbsrytion: 0 aniability at 0 rdable House 0 o o o o o o o o o o o o o o o o o o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) ite @ (0) dph. ires profit: 0 basoption: 0 ning gain at 0% Subsidy at 0 stainability at 0 stainability at 0 drainability at 0 GREENFIELD MIDDLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site to Groot Gro	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sissibly at 0 ng gain at 0% sissibly at 0 ninability at 0 drable Hous: 0 ninability at 0 nd table Hous: 0 no no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous:		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70:30 (\$\frac{1}{2}\$ \text{Val}	akality at £1900 A fiforable He locidal Rent to Int locidal Rent Int Int locidal Rent Int Int locidal Rent Int locidad Rent Int	per unit pushing provided by the provided by t		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) = Ø(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 ng gain at 0% sibsidy at 0 ng dph. sibsidy at 0 ng ng dph. sibsidy at 0 ng	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ostitude	vellings (D) ee @(O) dph. sss profit: 0 ee @(O) dph. sss profit: 0 soorption: 0 on g gain at 0% sbsdy at 0 an ability at 0 rdable House of dable House of db. ee db. sss profit of db. ee db. e	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) it the @(0) dph. itose profit: 0 bisopribin: 0 ning gain at 0% Subsidy at 0 stainability at 0 data delivery of the delivery of the months of the delivery of the		dww O site is a constant of the constant of th	vellings (0) e a @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 sorption: 0 en g gain at 0% elsidy at 0 elsidy elsid		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70.30 (S Val div OS R Plann S S O% ARTO 18 SHEET 1 DOWN	nability at £1800 Affordable Medical Republic Medical Rep	per unit pussing errenediate) Ssing UP		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site	vellings (O) e e @(O) dph. sss profit: 0 sosrption: 0 ng agin at 0% sbsrytion: 0 ng agin at 0% sbsrytion: 0 aniability at 0 rdable House 0 o o o o o o o o o o o o o o o o o o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) ite @ (0) dph. ires profit: 0 basoption: 0 ning gain at 0% Subsidy at 0 stainability at 0 stainability at 0 drainability at 0 GREENFIELD MIDDLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site to Groot Gro	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sissibly at 0 ng gain at 0% sissibly at 0 ninability at 0 drable Hous: 0 ninability at 0 nd table Hous: 0 no no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous:		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70.30 (S Val div OS R Plann S S O% ARTO 18 SHEET 1 DOWN	Affordable House of the Control of t	sing UP		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) = Ø(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 ng gain at 0% sibsidy at 0 ng dph. sibsidy at 0 ng ng dph. sibsidy at 0 ng	UP	TEST	Ostitude	vellings (O) e @(O) dph. sssprofit: 0 sospition of one gain at 0% sbstdy at 0 anability at 0 drable House O o o o o o o o o o o o o o o o o o o	DABLE UP O%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) ite @ (0) dph. ires profit: 0 basoption: 0 ning gain at 0% Subsidy at 0 stainability at 0 stainability at 0 drainability at 0 GREENFIELD MIDDLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site to Groot Gro	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sissibly at 0 ng gain at 0% sissibly at 0 ninability at 0 drable Hous: 0 ninability at 0 nd table Hous: 0 no no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous:		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70.30 (S Val div OS R Plann S S O% ARTO 18 SHEET 1 DOWN	Affordable House of the Control of t	sing UP		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) = Ø(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 ng gain at 0% sibsidy at 0 ng dph. sibsidy at 0 ng ng dph. sibsidy at 0 ng	UP	TEST	Ostitude	vellings (O) e @(O) dph. sssprofit: 0 sospition of one gain at 0% sbstdy at 0 anability at 0 drable House O o o o o o o o o o o o o o o o o o o	DABLE UP O%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) ite @ (0) dph. ires profit: 0 basoption: 0 ning gain at 0% Subsidy at 0 stainability at 0 stainability at 0 drainability at 0 GREENFIELD MIDDLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site to Groot Gro	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sissibly at 0 ng gain at 0% sissibly at 0 ninability at 0 drable Hous: 0 ninability at 0 nd table Hous: 0 no no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous:		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70:30 (S Val d Val Gr. Gr. Gr. Plant	Affordable House of the Control of t	sing UP		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) = Ø(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 ng gain at 0% sibsidy at 0 ng dph. sibsidy at 0 ng ng dph. sibsidy at 0 ng	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ostitude	vellings (O) e @(O) dph. sssprofit: 0 sospition of one gain at 0% sbstdy at 0 anability at 0 drable House O o o o o o o o o o o o o o o o o o o	DABLE UP O%
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) ite @ (0) dph. ires profit: 0 basoption: 0 ning gain at 0% Subsidy at 0 stainability at 0 stainability at 0 drainability at 0 GREENFIELD MIDDLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site to Groot Gro	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sissibly at 0 ng gain at 0% sissibly at 0 ninability at 0 drable Hous: 0 ninability at 0 nd table Hous: 0 no no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous:		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70:30 (S Val d Val Gr. Gr. Plan Plan Plan Plan Plan Plan Plan Plan	Affordable House of the Control of t	sing UP		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) = Ø(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 ng gain at 0% sibsidy at 0 ng dph. sibsidy at 0 ng ng dph. sibsidy at 0 ng	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ostitude	vellings (O) e @(O) dph. sssprofit: 0 sospition of one gain at 0% sbstdy at 0 anability at 0 drable House O o o o o o o o o o o o o o o o o o o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O c O si si G A Plann S S O% Affe TEST 18 SHEET 1	dwellings (0) ite @ (0) dph. ires profit: 0 basoption: 0 ning gain at 0% Subsidy at 0 stainability at 0 stainability at 0 drainability at 0 GREENFIELD MIDDLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site to Groot Gro	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sissibly at 0 ng gain at 0% sissibly at 0 ninability at 0 drable Hous: 0 ninability at 0 nd table Hous: 0 no no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous: 0 no ninability at 0 nd table Hous:		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Sustain 30% 70: 20 (S Val d Val G C C C C C C C C C C C C C C C C C C	Affordable Management of the Control	per unit pushing provided by the provided by t		dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ellings (0) = Ø(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 ng gain at 0% sibsidy at 0 ng dph. sibsidy at 0 ng ng dph. sibsidy at 0 ng	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Ostitude	vellings (O) e @(O) dph. sssprofit: 0 sospition of one gain at 0% sbstdy at 0 anability at 0 drable House O o o o o o o o o o o o o o o o o o o	DABLE UP O%

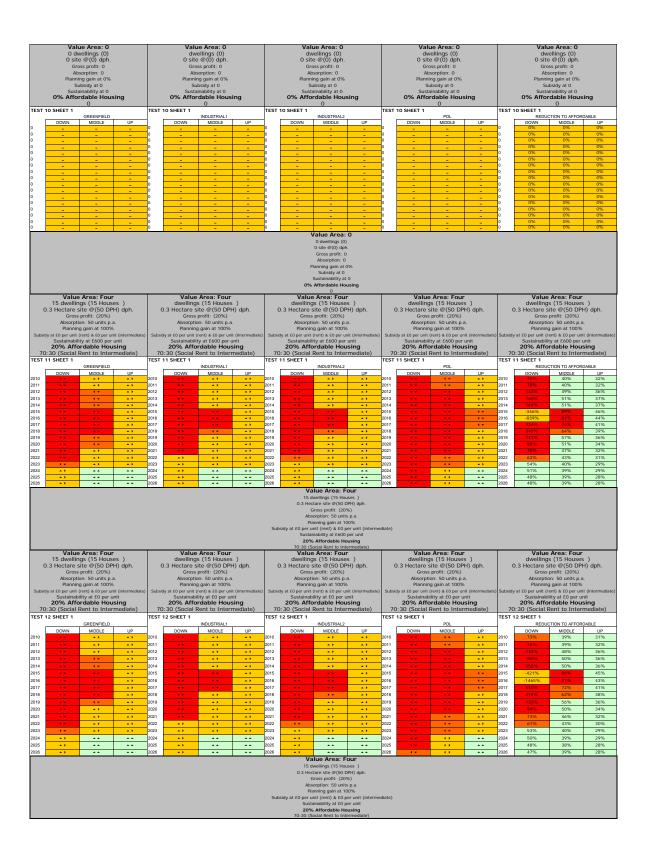
	Value Area: 0	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit 0 Absorption 0	Value Area: 0
Value Area: O	Value Area: 0	0 dwellings (0) 0 site (0) 0 ph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Osk Affordable Housing 0 Value Area: 0	Value Area: O	Value Area: 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Abscorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0 MIDDLE UP	0	0 BOWN MIDDLE UP	0 MIDDLE UP	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0			0 0% 0%
0	0	0 <u></u>	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subulsky at 0		

Figure 45 - Sensitivity Testing

Value Area: Four 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.	(Area: Four gs (15 Hous te @(50 DF	es)			e Area: Foungs (15 Hous site @(50 DF	es)	c		Area: Fou gs (15 Hous ite @(50 DF	ses)			Area: Four gs (15 House ite @(50 DP)	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorptio Planning	orofit: (20%) n: 50 units p. gain at 100%	5		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	5		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 1009	6		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing) Subsi	dy at £0 per unit (r Sustainability 20% Affor	at £1800 per	unit	te) Subsi		(rent) & £0 per u ty at £1800 per ordable Hou	unit	Subsid		rent) & £0 per u y at £1800 pe rdable Hou	r unit	te) Subsic		ent) & £0 per un y at £1800 per rdable Hou	unit
70:30 (Social Rent to Intermediate)		20% ATTO 0:30 (Social R 1 SHEET 1				20% ATTO 0:30 (Social 1 SHEET 1				:30 (Social I				0:30 (Social F		
GREENFIELD DOWN MIDDLE UP	- 1231	DOWN	INDUSTRIAL1 MIDDLE	UP	- 1231	DOWN	INDUSTRIAL2 MIDDLE	UP	1231	DOWN	PDL MIDDLE	UP	- 1231		TION TO AFFOR	DABLE UP
2010	2010 2011	DOWN	A)	A)	2010	JOWN TO THE PERSON OF THE PERS	A)	A)	2010 2011	DOWN TV	1 *	A)	2010	81% 84%	41% 41%	32% 32%
2012	2012	• •	A)	4)	2012	••	A)	A)	2012 2013	**	* *	A)	2012	164% 189%	50% 53%	37% 38%
2014 vv (v A) 2015 vv vv A)	2014	• • •	4.)	A)	2014		41	A)	2014	- ::	- ;;	A)	2014	192%	54%	38% 47%
2016	2016	**	**	A)	2016	**	**	A)	2016 2017	**	**	(*	2016	-452%	90%	45% 43%
2018	2018	**	1 *	4)	2018	**	**	4)	2018	**	**	4.)	2018	309%	68%	40%
2019	2019 2020	**	A)	A)	2019 2020	• •	(v	A >	2019 2020	**	**	A)	2019 2020	108%	59% 53%	37% 35%
2021	2021 2022	4.4	A)	A)	2021 2022	* * *	A)	A }	2021 2022	**	* *	A)	2021	80% 66%	48% 45%	33% 31%
2023	2023 2024	A }	4)	A)	2023 2024	**	4)	<u> </u>	2023 2024	**	4 ¥	4)	2023 2024	57% 53%	41% 40%	30% 29%
2025	2025 2026	A >	**	**	2025 2026	* >	1 Iue Area: F	**	2025 2026	**	1)	**	2025 2026	50% 49%	39% 40%	29% 29%
Value Area: Four 15 dwellings (15 Houses)		15 dwelling	Area: Foul	es)		Abs Pla ssidy at £0 per u Sustair 20% 70:30 (S Value 15 dwellir	Affordable Ho ocial Rent to Inte Area: Founds 15 Area: Founds 15 House	s p.a. 00% er unit (interme per unit susing ermediate) r es)		15 dwellin	Area: Fou gs (15 Hous	ses)		15 dwelling	Area: Four	es)
O.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate Sustainability at £1800 per unit		Absorptio Planning dy at £0 per unit (r Sustainability	orofit: (20%) n: 30 units p. gain at 100% ent) & £0 per ui at £1800 per	a. hit (intermedia		Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	a. hit (intermediate)		Gross Absorpti Plannin ly at £0 per unit i Sustainabilit	Ite @(50 DF profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 pe	PH) dph. a. 6 nit (intermediat		Absorption Planning By at E0 per unit (re Sustainability	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per un y at £1800 per	t (intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate)		:30 (Social R	rdable Hou ent to Inter	rmediate)		0:30 (Social	rdable Hou Rent to Inte	rmediate)		:30 (Social I	rdable Hou Rent to Inte	ising rmediate)	7	0:30 (Social F	rdable Hou Rent to Inter	
TEST 2 SHEET 1 GREENFIELD	TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 82%	MIDDLE 41%	UP 32%
2011	2011 2012	• •	A)	A)	2011	••	A)	A P	2011 2012	**	**	A)	2011	89% 166%	42% 50%	33% 37%
2013	2013 2014	**	4)	A)	2013	**	4 Y	4)	2013 2014	**	**	A P	2013 2014	192% 242%	53% 57%	38% 38%
2016	2015 2016	**	**	A)	2015 2016	**	**	A P	2015 2016	**	**	4.4	2015 2016	-259% -474%	96% 90%	47% 45%
2017	2017 2018	**	* * *	A)	2017	**	**	->	2017 2018	**	**	4.7	2017 2018	1918% 294%	77% 67%	42% 39%
2019	2019 2020	**	4)	4)	2019 2020	**	(v	A)	2019 2020	**	* *	A >	2019 2020	157% 105%	58% 53%	37% 34%
2021	2021 2022		4)	4)	2021	4.4	A)	A)	2021 2022	**	4 *	A)	2021	79% 65%	48% 44%	33% 31%
2023	2023 2024	A)	4)	A)	2023	4)	4)	4)	2023 2024	**	1 *	A)	2023 2024	56% 52%	41% 40%	30% 29%
2025	2025 2026	A)	**	**	2025	A)	**	**	2025 2026	**	1)	4.4	2025 2026	50% 49%	39% 40%	29% 29%
Value Area: Four 15 dwellings (15 Houses)		Value 15 dwellind	Area: Fou i gs (15 Hous	es)	Sut	15 d 0.3 Hec 0.3 Hec Abs Pit sidy at E0 per u Sustair 20% 70:30 (S Value	wellings (15 Hou trare site @(50 to fross profit: (20 corption: 30 unit anning gain at 11 init (rent) & £0 p hability at £1800 ocial Rent to Int ocial Rent to Int ocystems (15 Hous gs (15 Hous	uses) DPH) dph. 36) s p.a. 20% eer unit (interme per unit pussing ermediate)	ediate)	Value 15 dwellin	Area: Fou gs (15 Hous	r ses)		Value 15 dwellin	Area: Four gs (15 House	25)
0.3 Hectare site @ (50 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at 10 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing		0.3 Hectare si Gross p Absorptio Planning dy at £0 per unit (r Sustainability	te @(50 DF profit: (20%) n: 70 units p. gain at 100%	H) dph. a. hit (intermedia)		0.3 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainabili	site @(50 DF profit: (20%) on: 70 units p. g gain at 100%	'H) dph. a. bit (intermediate)		Gross Gross Absorpti Plannin by at £0 per unit i Sustainabilit	ite @(50 DF profit: (20%) on: 70 units p. g gain at 100%	PH) dph. a. 6 nit (intermediat		O.3 Hectare s Gross Absorptic Planning ly at £0 per unit (r Sustainability	ite @(50 DP) profit: (20%) on: 70 units p.a g gain at 100%	H) dph. t (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		3 SHEET 1	ent to Inter	mediate)		3 SHEET 1	Rent to Inter	mediate)		:30 (Social I	Rent to Inte	rmediate)		0:30 (Social F 3 SHEET 1	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE 41%	DABLE UP 32%
2010 2011 2012	2010 2011 2012	**	4)	4)	2010 2011 2012		A) A)	A) A)	2010 2011 2012	- ;;	1 7	4)	2010 2011 2012	81% 84% 165%	41% 41% 50%	32% 32% 37%
2013	2013	**	A)	A)	2013	**	A)	A)	2013	**	**	A)	2013	180% 190%	52% 54%	37% 38%
2015	2015 2016	**	**	A)	2015 2016	**	**	A)	2015 2016	**	* *	17	2015 2016	-248% -425%	97% 91%	48% 45%
2017	2017 2018	**	V V	A)	2017	**	**	A)	2017 2018	**	**	4.7	2017	4540% 327%	79% 68%	43% 40%
2019	2019 2020	**	A)	A)	2019 2020		4)	A)	2019 2020	**	**	A)	2019 2020	167% 110%	59% 54%	37% 35%
2021	2021 2022 2023	(v	A) A)	A)	2021 2022 2023	**	A) A)	A) A)	2021 2022 2023	-:-	1.	A) A)	2021 2022 2023	82% 66% 57%	49% 45% 42%	33% 31% 30%
2024 2025 2026 2026	2024 2025	A):	4)	4)	2024	4)	4)	4)	2024 2025		17	4)	2023	53% 50%	42% 40% 40%	29% 29%
2026	2026	A)	^)	A)	2026	* >	lue Area: F	* >	2026	**	1+	*)	2026	49%	40%	29%
					Sut	15 d 0.3 Hed 0 Abs Pla ssidy at E0 per u Sustair 20%	wellings (15 Hor stare site @(50 E Gross profit: (20 corption: 70 unit anning gain at 1	uses) OPH) dph. %) s p.a. OO% er unit (interme	ediate)							

15 dwe 0.3 Hecta Gi Abso Pla bsidy at £0 per i Sustaina	Ilue Area: Four Bllings (15 Hous re site @(50 DP ross profit: (20%) orption: 50 units punining gain at 50% unit (rent) & £0 per ur ability at £1800 per Affordable Hou	es) 'H) dph. a. hit (intermediate unit		dwelling 0.3 Hectare s Gross Absorpti Plannir idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	s) H) dph. a. it (intermediate		dwelling 0.3 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	e Area: Four gs (15 House site @(50 DF s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per un tty at £1800 per ordable Hou	s) H) dph. a. nit (intermediate		dwelling 0.3 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p ng gain at 50%	es) PH) dph. .a. .a. init (intermedia er unit		dwelling 0.3 Hectare S Gross Absorpti Plannir ly at £0 per unit (r Sustalnabilit	profit: (20%) on: 50 units p. ig gain at 50%	PH) dph. a. nit (interme
70:30 (Soc	ial Rent to Inter			0:30 (Social I				0:30 (Social	Rent to Inter	mediate)):30 (Social				0:30 (Social I		
ST 4 SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDU	CTION TO AFFOR	
DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 69%	MIDDLE 38%	UP 319
2	A)	A):	2011	••	A)	A)	2011	••	A)	A)	2011 2012	••	(*	A)	2011	71%	39% 47%	319 359
3 **	A)	*)	2013	**	* >	4)	2013	•••	4)	4)	2013	**		4)	2013	133%	49%	369
	**	A)	2014	**	* *	A)	2014	**	**	A)	2014 2015	**		4) (v	2014	135% -702%	50% 80%	369 449
3 ••	**	* >	2016	**	**	A >	2016	* *	**	A >	2016	**	~ ~	4.4	2016	5047%	76%	439
3	V V	A)	2017	••	4 *	4)	2017	•••	(*	A)	2017 2018	**		A)	2017	186%	60%	409 389
	(v	A):	2019	• •	A)	4)	2019	••	A)	A):	2019 2020	••	••	A)	2019	120%	54% 49%	359 339
* *	A.)	* >	2021	4.4	A >		2021	• •	A >	* >	2021	**	1.	A >	2021	70%	45%	319
3 1 7	A >	4.7	2022	A }	*)	4)	2022	4 *	4.7	4)	2022 2023	**	(v	4)	2022	59% 52%	42% 39%	309
1 🔺	**	**	2024	* >	**	**	2024		**	**	2024	• •	**	**	2024	48%	38%	289
4)	**	**	2025 2026	* >	**	**	2025 2026	A >	**	**	2025 2026	(v	• • • • • • • • • • • • • • • • • • •	**	2025 2026	47% 46%	37% 38%	289
15 dwe 0.3 Hecta Gi Abso Plai bsidy at £0 per i	Ilue Area: Four ellings (15 Hous re site @(50 DP ross profit: (20%) orption: 50 units p. nning gain at 200% unit (rent) & £0 per ur	es) H) dph. a. bit (intermediate		dwelling 0.3 Hectare s Gross Absorption Planning idy at £0 per unit i	profit: (20%) on: 50 units p.a g gain at 200% (rent) & £0 per un	s) H) dph. a. hit (intermediate		Sustai 209 70:30 (S Value dwelling 0.3 Hectare Gross Absorp Plannir	unit (rent) & E0 p nability at £1800 6 Affordable Ho locial Rent to Int B Area: Four gs (15 House site @(50 DP s profit: (20%) ion: 50 units p. ng gain at 200% (rent) & £0 per un	per unit rusing ermediate) - S) H) dph. a. nit (intermediate	(dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 50 units p g gain at 2009 (rent) & £0 per u	es) PH) dph. .a. % init (intermedia		dwelling 0.3 Hectare s Gross Absorption Planning by at £0 per unit (r	profit: (20%) on: 50 units p. g gain at 200% ent) & £0 per ur	es) PH) dph. a. 6 hit (interme
Sustaina	ability at £1800 per Affordable Hou	unit	Julia	Sustainabilit	y at £1800 per rdable Hou	unit	., 5001	Sustainabili	ty at £1800 per ordable Hou	unit	Jubai	Sustainabili	ty at £1800 pe	r unit	ic) Subsid	Sustainabilit	y at £1800 per ordable Hou	r unit
	ial Rent to Inter		7	0:30 (Social I 5 SHEET 1	Rent to Inter	mediate)	70	5 SHEET 1	Rent to Inter	mediate)	70	5 SHEET 1			70	0:30 (Social I 5 SHEET 1		
	GREENFIELD		ILSI		INDUSTRIAL1	1	- 1231		INDUSTRIAL2		11231		PDL			REDU	CTION TO AFFOR	
DOWN	A >	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 122%	MIDDLE 47%	UF 35°
•••	* * * *	* >	2011	**	A)	4)	2011	**	A)	A)	2011 2012	**		^) (v	2011	128% 573%	47% 61%	35°
• •	**	* >	2013	**	1 *	A)	2013	* *	**	A P	2013 2014	**	• •	(+	2013	1060% 1163%	65% 67%	41'
• •	**	1.5	2015 2016	* *	**	A)	2015	* *	**	A)	2015 2016	**		**	2015	-111%	156% 139%	56' 52'
• •	**	A >	2017	**	**	* >	2017	* *	**	* >	2017	**	Ü	(v	2017	-235% -848%	112%	48'
	**	A >	2019	**	**	A >	2019	**	**	A h	2019	**	**	A)	2019	-848% 483%	90% 74%	41
• •	(*	A >	2020 2021	**	A)	A)	2020 2021	**	4.7	A)	2020 2021	**	**	A)	2020 2021	189% 117%	64% 57%	38 35
• •	(v	A)	2022	• • •	A)	4)	2022 2023	* *	A)	A P	2022 2023	**	• •	A)	2022	86% 70%	51% 47%	33'
• •	A)		2024	A }	A)	A)	2024	1 *	A)	A)	2024 2025	••	4.4	A)	2024	63% 60%	45% 44%	31
1.	A)	4)	2026	4.)	4)	4)	2026	A 3	alue Area: F	*	2026	- ;;		4)	2026	58%	45%	30
15 dwe 0.3 Hecta Gi Abso Plan idy at £48500 per Sustaina 20% F	Ilue Area: Four ellings (15 Hous re site @(50 DP ross profit: 50 units 10 unit gren) £25000 per biblity at £1000 per Affordable Hou	es) H) dph. a. unit (intermediate unit esting)	s) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning y at £4850 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per y at £1800 per erdable Hou	S) H) dph. a. unit (intermediate unit esting	le) Subsidy	Absorpt yat E48500 per unit Sustain Su	ctare site @(50 L Gross profit: (20' sorption: 50 units anning gain at 20' nability at £1800 6 Affordable Hc social Rent to Int e Area: Fou gs (15 House gs (25 O DF s profit: (20%) lon: 50 units p. units 21' gain at 100% (rent) & £26000 pe up at 100%	(%) is p.a. jown and the per unit (intermore unit ususing ermediate) is by the per unit unit (intermediate unit unit (intermediate unit single)	() Subsidy	dwelling 0.3 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabili: 20% Affo	profit: (20%) on: 50 units p g gain at 100% (rent) & £26000 pi ty at £1800 pe ordable Hol	es) PH) dph. a. a. 6 r unit (intermedials or unit unit	ate) Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin y at £48500 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per y at £1800 per	PH) dph a. funit (interior unit trunit
70:30 (Soc ST 6 SHEET 1		mediate)		0:30 (Social I 6 SHEET 1		mediate)		6 SHEET 1	Rent to Inter	mediate)): 30 (Social 6 SHEET 1		mediate)		0:30 (Social I 6 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 35%	MIDDLE 23%	RDABLE U 21
	**		2010	A)	**	**	2010	1.	**	**	2010 2011 2012		**	**	2010	35%	23% 22% 28%	21 23
	A >	4)	2013	• • •	4)	A)	2013	• • •	A)	A >	2013		17	A >	2013	76%	29%	24
**	**	A)	2014 2015	**	1 *	A)	2014 2015		**	A)	2014 2015		(v	A)	2014	-111%	30% 53%	24' 31'
	**	A):	2016 2017	• •	4 ¥	4)	2016 2017	**	(*	4)	2016 2017	• •		A)	2016 2017	-207% 1242%	51% 45%	30° 29°
• •	(•	A)	2018	••	A)	A)	2018	• •	A)	A)	2018 2019	**	**	A)	2018	155% 84%	41% 36%	27
	A }	A)	2020	* * *	A)	A)	2020	1.4	A)	A)	2020	• • •	1.4	A)	2020	58% 46%	33% 32%	25
1.	A >	A >	2022	A >	A)	A >	2022	* >	A)	A >	2022	~ ~	A)	A >	2022	39%	30%	23
A >	**	**	2023 2024	A P	**	**	2023	* >	**	**	2023 2024	(v	**	**	2023 2024	35% 34%	28% 28%	23
A)	**	**	2025 2026	A P	**	**	2025 2026	A >	**	**	2025 2026	(v	**	**	2025 2026	32% 32%	27% 28%	22 22
							Subsidy	15 c 0.3 Her 0.3 Her 4 Ab: Pl at £48500 per u Sustai 20%	alue Area: F dwellings (15 Hou ctare site @(50 E Gross profit: (20' sorption: 50 unit: anning gain at 10 init (rent) & E260 nability at E1800 6 Affordable Ho social Rent to Int	ises) PH) dph. %) s p.a. 00% 000 per unit (in per unit	termedia	ate)						

	15 dwellin 1.3 Hectare s Gross Absorpti Plannin at £25000 per unit		ses) PH) dph. a. 6 r unit (intermediat		dwelling 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	s) "H) dph. a. in the control of th		dwelling 0.3 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 pc	PH) dph. a. unit (intermediate		dwelling 3.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 p	es) PH) dph. .a. % er unit (intermedia		dwelling 0.3 Hectare s Gross Absorption Planning by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	s) H) dph. i. unit (intermediate
7.0	20% Affo	ty at £1800 per ordable Hou	ısing	7.	20% Affo	ty at £1800 per ordable Hou	ising		20% Aff	ty at £1800 pe	ısing		20% Affo	ty at £1800 pe ordable Ho	using		20% Affo	ty at £1800 per ordable Hou	sing
	SHEET 1	Rent to Inter	rmediate)		7 SHEET 1		mediate)		7 SHEET 1		rmediate)		7 SHEET 1		rmediate)	TEST	0:30 (Social I 7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR MIDDLE	UP
2010 2011	**	A.)	**	2010	(*	A.)	**	2010	**	**	**	2010	**	4 >	**	2010	55% 55%	30% 30%	26% 26%
2012 2013	**	A)	4)	2012	**	A)	A)	2012	**	A)	A P	2012	**	4.4	4)	2012	108%	38% 40%	29% 30%
2014	* *	A)	* >	2014	• •	A)	* >	2014	* *	A.)	* >	2014	• •	* *	A)	2014	126%	41%	30%
2015 2016	**		A)	2015 2016	••	* *	A)	2015	••	**	A):	2015 2016	**	**	(*	2015	-172% -311%	71% 67%	38% 37%
2017 2018	**	4.4	4)	2017 2018	• •	4 *	4)	2017 2018	**	1.4	A P	2017 2018	**	**	A)	2017 2018	1814%	59% 52%	35% 33%
2019	÷÷		A >	2019	**	A >	A)	2019	**	A.)	A >	2019	· ·	• •	A >	2019	116%	46%	31%
2020 2021	**	A)	*)	2020 2021	1.	4)	4)	2020	**	4)	*)	2020 2021	**	1.	A)	2020	61%	42% 39%	29% 28%
2022 2023	4.4	4.4	*)	2022	A)	.,	* *	2022	A }	*)	*)	2022	**	4*	* *	2022	51% 44%	36% 34%	27% 26%
2024	A)	**	**	2024	A >	**	**	2024	* >	**	**	2024	4+	**	**	2024	41%	33%	25%
2025 2026	*)	**	**	2025 2026	* *	**	**	2025 2026	* >	**	**	2025 2026	4+	1)	**	2025 2026	40% 39%	32% 33%	25% 25%
	15 dwellir I.3 Hectare s Gross Absorpti Plannin	e Area: Four ngs (15 Hous site @(50 DF is profit: (20%) lon: 50 units p. ng gain at 100%	ses) PH) dph. a.		dwelling 0.3 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a.		at £25000 per u Sustai 20% 70:30 (S Value dwelling 0.3 Hectare Gross Absorpt Plannir	ability at £1800 a Affordable Hocial Rent to In ea Area: Fou gs (15 House site @(50 DI profit: (20%) ion: 50 units p	00% 000 per unit (int) 0 per unit	C	Value dwelling D.3 Hectare s Gross Absorpti Plannir	profit: (20%) ion: 50 units p ig gain at 1009	es) PH) dph. .a.		dwelling 0.3 Hectare s Gross Absorption	profit: (20%) on: 50 units p.a g gain at 100%	s) H) dph. ı.
70	Sustainabili 20% Affo	(rent) & £24000 pe ty at £1800 per ordable Hou Rent to Inter	r unit using	70	st £36000 per unit Sustainabilit 20% Affo 0: 30 (Social 8 SHEET 1	ry at £1800 per ordable Hou Rent to Inter	unit	7(y at £36000 per unit Sustainabili 20% Affe D: 30 (Social 8 SHEET 1	ty at £1800 pe ordable Hou Rent to Inte	r unit Ising	70	at £36000 per unit Sustainabili 20% Affo 3: 30 (Social 8 SHEET 1	ty at £1800 pe ordable Ho Rent to Inte	r unit using	7	20% Affo 0:30 (Social I 8 SHEET 1	ry at £1800 per prdable Hou Rent to Inter	unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	₫	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	₫	DOWN	MIDDLE	UP
2010 2011		**	**	2010	4.7	**	**	2010	4.4	**	**	2010 2011		**	**	2010	45% 45%	27% 27%	23% 23%
2012 2013	**	A)	4)	2012	• •	A)	A)	2012	* *	A)	A)	2012	• • •	1 *	A)	2012	88% 101%	33% 35%	26% 27%
2014 2015	**	A }	* >	2014	**	A.)	A >	2014	**	A.)	* >	2014	**	**	A >	2014	104%	36%	27%
2016			A)	2016	• •	(*	A)	2016	• • •	**	A P	2016			1 *	2016	-262%	60%	34% 34%
2017 2018	**	17	4)	2017	**	A)	A)	2017	**	4.7	4)	2017	**	**	A)	2017	1545% 189%	53% 47%	32% 30%
2019 2020	**	4)	4)	2019 2020	**	A)		2019	**	A)	A)	2019 2020	**	4.5	A)	2019	101%	41% 38%	29% 27%
2021		A)	* >	2021	*)	* >	A)	2021		A.)	* >	2021	• •	1.	* >	2021	54%	35%	26%
2022 2023	4 *	**		2022	A)	* *	* *	2022	A >	**	* *	2022	**	4.4	*)	2022	45% 40%	33% 31%	25% 24%
2024 2025	A)	**	**	2024 2025	A }	**	**	2024 2025	A)	**	**	2024 2025	4 *	**	**	2024 2025	38% 37%	31% 30%	24% 24%
2026	*,			2026	4)	**	**	2025	* >	ilue Area: F	**	2025	1+	**	**	2025	36%	30%	24%
	0 dv 0 site Gro Ab Planni Si Susti 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 sorption: 0 sorption: 0 sing gain at 0% ainability at 0 rdable Hour 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	Le Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous	sing		at E36000 per u Sustai 209 70:30 (S Val dv O Siti Gr At Plann S Sust	ctare site @(50 in Seross profits (20 corptions: 50 unil anning gain at 1 in it (rent) & E24 nability at £180/6 affordable Hoccial Rent to Imue Area: 0 wellings (0) dph. soss profits 0 e @(0) dph. soss profits 0 uning gain at 0% ubsidy at 0 alnability at 0 rdable Houd 0	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)		Vali dw 0 sit Gn Ab Plann S Sust	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 elinability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 rdable Hous 0	iing
TEST	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST		CTION TO AFFOR	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O	-	-	-	0	-	-	-	0	ı	- /alue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 rlanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0	0	-	-	-	0	0%	0%	0%



Subsid	15 dwellin 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dpha6 init (intermediate er unit	Subsi	dwelling 0.3 Hectare s Gross Absorption Planning dy at £0 per unit is Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	S) H) dph. a. hit (intermediate unit	e) Subsi	dwelling 0.3 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe	e Area: Four gs (15 House site @(50 DF profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou Rent to Inter	S) H) dph. a. bit (intermediate) unit	Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. 6 nit (intermediat r unit using	te) Subsid	dwelling 0.3 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. t (intermediate) unit
IESI		GREENFIELD	,	IESI		INDUSTRIAL1	,	1231		INDUSTRIAL2	,	iESi		PDL	,	1231	REDUC	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 72%	MIDDLE 36%	UP 28%
2011 2012	••	* >	4)	2011	••	A)	A)	2011	••	A)	A >	2011 2012	••	(v	A)	2011	74%	36% 45%	28% 32%
2013	**			2013	**		A >	2013	· · ·	. >	A >	2013	**	Ų.	. >	2013	167%	47%	33%
2014	•••	(*	4)	2014	**	A) V V	A >	2014	**	A)	A >	2014 2015	**		4)	2014	170% -225%	48% 83%	32% 41%
2016	• •	* *	. >	2016	••			2016	• •	• •	A >	2016	• •	~ ~	٠.	2016	-399%	78%	39%
2017 2018	**	* *	A)	2017	**	4 *	4)	2017		1.4	A P	2017 2018	**	**	A)	2017	2283% 271%	68% 59%	37% 34%
2019	• •	(+	A >	2019	**	A >		2019	**	A P	A F	2019	* *	~ ~	A >	2019	141%	51%	32%
2020 2021	•••	* >	A)	2020	**	A)	4.)	2020		A)	* >	2020 2021	**	1.	A)	2020	70%	46% 41%	30% 28%
2022 2023	4.4	*)	*)	2022	A)			2022	4+		A >	2022 2023	* *	(*	. >	2022	56% 49%	39% 36%	27% 25%
2024	4)	* *	**	2023	* >	* >	* >	2024	* >	* *	**	2023	**	**	**	2024	45%	35%	25%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	4)	**	**	2025 2026	**	4.4	**	2025 2026	44% 43%	34% 35%	25% 24%
2026	.,			2026	*)	_ ^^	**	2026		lue Area: F		2026	- (-	•	**	2026	43%	35%	24%
Subsic	15 dwellin 0.3 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	ses) PH) dph. .a. .a init (intermediate ir unit using	Subsi	dwelling 0.3 Hectare s Gross Absorption Planning dy at £0 per unit is Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	S) H) dph. a. hit (intermediate unit	e) Subsi	Sustain Sustai	anning gain at 10 init (rent) & EO p hability at £1800 6 Affordable He ocial Rent to Int & Area: Four is 15 House is 16 Go DP profit: (20%) on: 50 units p. g gain at 100% (rent) & EO per uty at £1800 per profite House House Rent to Inter the 16 Go DP profite House is 16 DP uty at £1800 per profite House Rent to Inter the 16 DP uty at £1800	er unit (interme per unit nusing ussing ermediate) S) H) dph. a. init (intermediate) unit sing	Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dpha. 6 nit (intermediat r unit using	te) Subsid	dwelling 0.3 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	t (intermediate)
	100 (Social F 14 SHEET 1	Rent to Inte	rmediate)		100 (Social I 14 SHEET 1	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inte	rmediate)		: 100 (Social F 14 SHEET 1	Rent to Interr	mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE
2010	DOWN	**		2010	4.4	* *		2010	~ ~	**	**	2010	DOWN	**	**	2010	49%	22%	17%
2011	• •	**		2011	(*	4.7	4.2	2011	4 *	**		2011	**	1 *		2011	50%	22% 29%	17% 20%
2013	* *	A }		2013	**	A >		2013	• •	.)	A }	2013	* *	(*	.,	2013	113%	30%	20%
2014	•••	* *	A)	2014	**	4)	A >	2014	**	A) V V	A >	2014 2015	**	(v	A >	2014	-151%	30% 52%	20% 25%
2016	~ ~	* *	A)	2016	**	A)	A)	2016	••	(+	A.)	2016	**	~ ~	A.)	2016	-265%	49%	24%
2017 2018	•••	1.	A)	2017	~ ~	A)	4.)	2017		A)	* >	2017 2018	• •		A)	2017	175%	42% 37%	22% 20%
2019 2020	••	* >	4)	2019	* * *	4)	A >	2019	• •	4)	A)	2019 2020	••	4+	A)	2019	89% 58%	31% 28%	18% 17%
2021	4 *	* >	A >	2021	* >	A >		2021	A)	* >	A F	2021	**	4 🕶		2021	43%	25%	16%
2022 2023	A)	**	**	2022	A)	**	**	2022	*)	**	**	2022 2023	4 *	**	**	2022	35% 30%	23% 21%	15% 14%
2024	A >	**	**	2024	A >	**	**	2024	* >	**	**	2024	4.4	**	**	2024	28%	21%	14%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	4)	**	**	2025 2026	4 ¥	**	**	2025 2026	27% 26%	20% 21%	14% 14%
TEST	O dw O site Gro Abs Plannii Su Susta	ie Area: 0 vellings (0) e @ (0) (0) ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous	sing		0.3 Hec Ab Pic sidy at E0 per u Sustain 20% 0:100 (S Val dv O sit Gn At Plann S	wellings (15 Ho. Gross profit: (20' Gross profit: (20' Groption: 50 units unning gain at 16 nit (rent) & EO p ability at E1800 A Affordable Hoodal Rent to Int ue Area: 0 vellings (0) e @(0) dph. soss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 0	IPH) dph. (6) is p.a.		dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) e a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	ing
TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFORE	DABLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0			- 1	ō		- 1	-	ō	- 1		-	0			-	0	0%	0%	0%
0	-		-	0		-	-	0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	0		-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	0		-	-	0	-		-	0	0%	0%	0%
0			-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ó	-	-		0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0				0				0			-	0		-		0	0%	0%	0%
0			-	0	_	-	-	o o		-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0		-		0	0%	0%	0%
									F	Alue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 tanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								

15 dwellin 0.3 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (Sustainabilit	Area: Four gs (15 Houses) ite @(50 DPH) dph. profit: (25%) on: 50 units p.a. g gain at 100% rent) & £0 per unit (intermed) y at £1800 per unit y at £1800 per unit		dwelling 0.3 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100%	s) H) dph. a. hit (intermediate		dwelling 0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	e Area: Fou gs (15 House site @(50 Df profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit		dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilli	profit: (25%) on: 50 units p. g gain at 1009	es) PH) dph. .a. 6 nit (intermediat		dwelling 0.3 Hectare s Gross Absorpti Plannin by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100%	s) H) dph. a. it (intermediate) unit
70:30 (Social F	Rent to Intermediate)	7.	0:30 (Social F			70	0:30 (Social	Rent to Inte			:30 (Social I			7	0:30 (Social I		
TEST 16 SHEET 1	GREENFIELD	IESI	16 SHEET 1	INDUSTRIAL1		IESI	16 SHEET 1	INDUSTRIAL2		IESI	16 SHEET 1	PDL		IESI	16 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 121%	MIDDLE 46%	UP 34%
2011	A) A)	2011	**	. >		2011	**	A.)	A >	2011	* *	* *	A.)-	2011	128%	46%	34%
2012	YY A)	2012	••	4.4	A)	2012	••	1.	*>	2012 2013	**	**	1 *	2012	632% 1424%	60%	40% 40%
2014	V V A >	2014	**	4.*	*)	2014		**	A >	2014	**	**	(*	2014	1675%	65%	40%
2015	(+	2015	••	••	A }	2015	••	**	*>	2015 2016	••	**	**	2015	-106% -133%	154%	55% 51%
2017	** **	2017	••	**	A >	2017	**	**	4)	2017	• • •	**	**	2017	-217%	111%	47%
2018	* * A >	2018	••	••	*)	2018	**	**	**	2018 2019	••	**	(+	2018	-701%	88%	44% 40%
2020	** **	2020	••	1.	A)	2020	**	4.4	4)	2020	• • •	**	A)	2020	189%	62%	37%
2021	(v A)	2021	**	A)	A)	2021	**	4 *	A)	2021 2022	**	**	A)	2021	116%	56% 50%	35% 33%
2023	A) A)	2022	(*	4)		2023		4)	4)	2022	•••	**	4)	2022	68%	46%	31%
2024	A) A)	2024	**	*)	* *	2024	4 *	A.)	**	2024 2025	**	* *	A >	2024	62% 59%	44%	30% 30%
2026	A) A)	2025 2026	A >	A)	A >	2025	1+	4)	A)	2026	**	**	A >	2026	57%	43% 44%	30%
						Sul	15 c 0.3 Her Ab: Pl osidy at E0 per u Sustai 209	Induce Area: F Invellings (15 Ho ctare site @(50 I Scross profit: (55 Scross profit: (50 unit anning gain at 1 Innit (rent) & E0 I nability at £1800 5 Affordable Ho	uses) OPH) dph. %) s p.a. DO% per unit (interme	:diate)							
Value	Area: Four		Value	Area: Four	-		70:30 (S Value	ocial Rent to Inte	ermediate) r	1	Value	Area: Fou	r		Value	Area: Four	
0.3 Hectare s Gross Absorptio Planning Subsidy at £0 per unit (Sustainabilit	gs (15 Houses) ite @ (50 DPH) dph. profit: (17%) on: 50 units p.a. g gain at 100% rent) & £0 per unit (intermedi y at £1800 per unit		O.3 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100%	H) dph. a. iii (intermedial		0.3 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	gs (15 House site @(50 DF profit: (17%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe	PH) dph. a. bi init (intermediate) r unit		0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (17%) on: 50 units p. g gain at 100%	PH) dph. a. 6 nit (intermediat		O.3 Hectare s Gross Absorption Planning By at EO per unit (r Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100%	H) dph. i. (intermediate) unit
70:30 (Social F	rdable Housing Rent to Intermediate)	7	0:30 (Social F			70	0:30 (Social	Rent to Inte	rmediate)		:30 (Social I				0:30 (Social I	Rent to Inter	mediate)
TEST 17 SHEET 1	GREENFIELD	TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOR	DARLE
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	** **	2010	**	**	**	2010	**	**	**	2010 2011	**	()	**	2010	69%	39% 39%	31% 32%
2012	A) A)	2012	••	A)	* >	2012	**	A.)	4)	2012	• • •	**	A)	2012	119%	47%	36%
2013	A) A)	2013	* *	A)	A)	2013	* *	A)	A)	2013 2014	* *	* *	A)	2013	130%	49% 50%	36% 36%
2015	V V	2015	**	~ ~	A >	2015	• •	**	A >	2015	• •	**		2015	-916%	80%	44%
2016	* * * * * * * * * * * * * * * * * * *	2016 2017	**	1.4	A)	2016	* *	**	A)	2016 2017	**	**	(v	2016	1925%	76%	43% 40%
2018	**	2018	**	A >		2018	**	4.4	A Þ	2018	**	**	A.)-	2018	179%	60%	38%
2019	(v	2019	**	A)	A)	2019	* *	A)	A)	2019 2020	**	* *	A }	2019	119% 87%	54% 49%	36% 33%
2021	A) A)	2021		* >	* >	2021	~ ~	A.)	* >	2021	**	1.4		2021	69%	46%	32%
2022	44 44	2022	A }	* *	**	2022	*)	**		2022		4.4	**	2022	59% 52%	42% 39%	30% 29%
2024	** **	2023	* >			2024	* >	**		2023	4.4	**	**	2024	49%	38%	29%
2025	**	2025 2026	A P	**	**	2025 2026	A >	**	**	2025 2026	1 *	**	**	2025	47% 46%	38%	28%
0 dw 0 site	ue Area: 0 vellings (0) s @(0) dph.		dw 0 site	le Area: 0 ellings (0) e @(0) dph.		Sul	0.3 Her Ab: Pi osidy at £0 per u Sustai 20% 70:30 (\$ Val dv 0 Sit	invellings (15 Ho ctare site @(50 i cross profit: (17 corption: 50 unit anning gain at 1 init (rent) & £0 i nability at £1800 & Affordable Hi cocial Rent to Init ue Area: 0 vellings (0) e @(0) dph.	OPH) dph. %) s p.a. D0% per unit (interme per unit pusing	ediate)	dw 0 site	ue Area: 0 rellings (0) e @(0) dph.			dw 0 site	ue Area: 0 ellings (0) e @(0) dph.	
Gro Abs	ss profit: 0 sorption: 0		Gro Ab:	ss profit: 0 sorption: 0			Gr At	oss profit: 0 osorption: 0			Gro Ab	ss profit: 0 sorption: 0			Gro Ab	ss profit: 0 sorption: 0	
Plannii	ng gain at 0% ibsidy at 0			ng gain at 0% bsidy at 0				ing gain at 0% ubsidy at 0			Planni	ng gain at 0% ibsidy at 0			Planni	ng gain at 0% ibsidy at 0	
Susta	inability at 0		Susta	inability at 0	ina		Sust	ainability at 0 rdable Hou	cina		Susta	ainability at 0	cina		Susta	inability at 0	ina
	0			0	sirig			0	sing			0	sing			0	siriy
TEST 18 SHEET 1	OBEENERS	TEST	18 SHEET 1	INDLEGTETT		TEST	18 SHEET 1	INDUSTRI	·	TEST	18 SHEET 1	PD1		TEST	18 SHEET 1	CTION TO (DARIE
DOWN	GREENFIELD MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
0		0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
0 -	-	0		-		0	-			0	-			0	0%	0%	0%
0		o	-		-	0		-	-	0	-	-	-	0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0		0		-	-	0				0				0	0%	0%	0%
0 -		0		-	-	0	-			0			-	0	0%	0% 0%	0% 0%
0		0	-		-	o	-	-		o o	-			ő	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -	-	0				0				0	-			0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0		0				0				o o				o o	0%	0%	0%
							F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: Offlanning gain at Subsidy at 0 Sustainability at Affordable Ho)).)) 0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 19 SHEET 1	TEST 19 SHEET 1	0 TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 DOWN MIDDLE UP	0 DOWN MIDDLE UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0% 0%
0	0	0	0	0 096 096 096 0 096 096 096
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
		5 <u></u>		0 0% 0% 0%
0	·			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	<u> </u>	0	0 0% 0% 0% 0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing O	Subsidy at 0 Sustainability at 0 O% Affordable Housing O
TEST 20 SHEET 1			TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0		·	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		

Figure 46 - Sensitivity Testing

Value Are 50 dwellings (22 H	Houses 28 Flats)	5		Area: Four 22 Houses 2	8 Flats)		Value 0 dwellings 1.74 Hectare		8 Flats)		Value 0 dwellings (.74 Hectare		28 Flats)		Value 50 dwellings (0.74 Hectare :		8 Flats)
Gross profi Absorption: 5 Planning gali Subsidy at £0 per unit (rent)	0 units p.a. n at 100% & £0 per unit (intermediate)	Subsi	Absorptio Planning dy at £0 per unit (r		nit (intermediate	e) Subsi	Absorpti Plannin dy at £0 per unit		nit (intermediate)	Subsid	Absorpti Plannin dy at £0 per unit i		6 nit (intermediate	e) Subsid	Absorption Planning By at £0 per unit (r		t (intermediate)
Sustainability at a 20% Affordal 70:30 (Social Rent	ble Housing	70		y at £1800 per rdable Hou tent to Inter	sing	70		y at £1800 per ordable Hou Rent to Inter	sing	70		y at £1800 pe ordable Hou Rent to Inte	ısing	7		y at £1800 per rdable Hous Rent to Interi	sing
TEST 1 SHEET 1 GRE	EENFIELD	TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 DOWN N	MIDDLE UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 152%	MIDDLE 50%	UP 36%
2011	(v A)	2011 2012	**	A)	A)	2011	**	4.7	A }	2011 2012	**	**	4)	2011	273% 8449%	56% 67%	38% 42%
2013	v v	2013 2014	* *	4.4		2013	**	* *	* >	2013 2014	**	* *	(*	2013	-1677%	71%	43% 49%
2015	** (*	2015	**	**	A)	2015		**	A P	2015		**	~ ~	2015	-194% -103%	179%	57%
2016	** **	2016 2017	**	**	*)	2016 2017	••	* *	* >	2016 2017	**	**	4.4	2016	-131% -219%	152% 116%	53% 48%
2018	V V A }	2018 2019	**	**	A)	2018	••	* *	A P	2018 2019	**	* *	*)	2018	-757% 491%	91% 75%	44%
1020	(2020 2021	* * *	A)	4)	2020	••	4 *	A)	2020 2021	• •	* *	^)	2020	188% 116%	65% 57%	37% 35%
1022	A > A >	2022	**	* >	A >	2022	• • •	A)	A >	2022	**	1 *	A >	2022	86%	51%	33%
2023	A	2023 2024	A)	A)	A)	2024	4.4	A)	A P	2023 2024	**	1 *	A)	2024	66%	48% 46%	31% 31%
2025	A) A)	2025 2026	A >	A)	4)	2025 2026	4)	Lue Area: F	* >	2025 2026	**	1 *	4)	2025 2026	62% 61%	45% 47%	30% 30%
50 dwellings (22 h 0.74 Hectare site Gross profi Absorption: 3 Planning gai Subsidy at £0 per unit (ent) Sustainability at 1 20% Affordal 70:30 (Social Rent	Houses 28 Flats) (##) (##) dph. (##) (##) (##) units p.a. n at 100% & £0 per unit (intermediate) £1800 per unit ble Housing	Subsi	O dwellings (. 1.74 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainability 20% Affor	site @(75 Di profit: (20%) in: 30 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	28 Flats) PH) dph. a. hit (intermediate unit	5 O e) Subsi	sidy at E0 per u Sustair 20% 70:30 (S Value 60 dwellings (1.74 Hectare Gross Absorpti Plannin dy at E0 per unit Sustainabiliii 20% Affe D: 30 (Social	Affordable Houses 2 Affordable Houses 2 Area: Foul (22 Houses 2 Site @ (75 U) profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per un ty at £1800 per profable Houses	er unit (interme per unit uusing ermediate) 28 Flats) 2H) dph. 3. hit (intermediate) sing	5 0 Subsid	O dwellings (.74 Hectare Gross Absorpti Plannlin dy at £0 per unit (Sustainabilli) 20% Affo 0:30 (Social I	profit: (20%) profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u ey at £1800 pe	28 Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsid	50 dwellings (0.74 Hectare : Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social F	site @(75 DP profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	H) dph. t (intermediate unit
TEST 2 SHEET 1	EENFIELD		2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2			2 SHEET 1	PDL			2 SHEET 1	CTION TO AFFORI	
	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 1819	MIDDLE 51%	UP 37%
1011	(v	2011	**	A)	A)	2011	**	A)	A)	2011	**	**	A)	2011	415%	59%	40%
012	V V A >	2012 2013	**	4 *	A)	2012 2013	••	**	A)	2012 2013	**	**	(*	2012 2013	-3135% -445%	78%	43% 45%
014	** **	2014 2015	**	**	A >	2014	**	**	*>	2014 2015	**	**	**	2014	-145% -112%	119% 166%	51% 55%
016	V V A)	2016 2017	**	**	A)	2016	••	* *	A P	2016 2017	**	* *	1 *	2016	-149% -281%	138% 106%	51% 46%
018	v v A b	2018 2019	* * *	**	A)	2018	**		A >	2018 2019	••	**	A)	2018	-4134%	84%	42% 39%
020	(w A)	2020	**	* >		2020	**	A)	A >	2020	**	**	.,	2020	155%	62%	36%
021	4) 4)	2021 2022	**	4)	* * *	2021	••	*)	* >	2021 2022	**	4 *	4)	2021	103% 80%	55% 49%	34% 32%
023	A) A)	2023 2024	(v	A >	4)	2023	(*	A)	A P	2023 2024	• •	(v	4)	2023	70% 64%	47% 45%	31% 30%
1025	A) A)	2025 2026	*)	*)	4)	2025 2026	4)	4.)	4.)	2025 2026	••	4 *	4)	2025 2026	62%	46% 48%	30% 30%
Value Are	ea: Four		Value	Area: Four		Sub	50 dwell 0.74 Hec G Abs Pis ssidy at E0 per u Sustair 20% 70:30 (S	lue Area: Fings (22 Houses stare site @(75 i fores profit: (20% orption: 30 units unning gain at 10 nit (rent) & E0 pability at £1800 o Affordable Hooial Rent to Inte Area: Four	28 Flats) DPH) dph. %) s p.a. 10% er unit (interme per unit ussing		Value	Area: Fou			Value	Area: Four	
50 dwellings (22 H 0.74 Hectare site Gross profi Absorption: 7. Planning gai Subsidy at £0 per unit (rent) Sustainability at £	Houses 28 Flats) @(75 DPH) dph. tt: (20%) '0 units p.a. n at 100% &£0 per unit (intermediate)	0	O dwellings (1.74 Hectare s Gross Absorptio Planning dy at £0 per unit (r	22 Houses 2 site @(75 DF profit: (20%) in: 70 units p.: gain at 100%	28 Flats) PH) dph. a. hit (intermediate	0	0 dwellings 1.74 Hectare Gross Absorpti Plannin dy at £0 per unit	(22 Houses 2 site @(75 DI profit: (20%) on: 70 units p. g gain at 100%	28 Flats) PH) dph. a. hit (intermediate)	0	Absorpti Plannin dy at £0 per unit i	site @(75 D profit: (20%) on: 70 units p. g gain at 1009	PH) dph. a. 6 nit (intermediate		50 dwellings (0.74 Hectare : Gross Absorptio Planning by at £0 per unit (r	22 Houses 2 site @(75 DP profit: (20%) on: 70 units p.a g gain at 100%	8 Flats) 'H) dph. t (intermediate
20% Affordal 70:30 (Social Rent TEST 3 SHEET 1	ble Housing to Intermediate)		20% Affor 0:30 (Social R 3 SHEET 1	rdable Hou tent to Inter	sing	70 TEST	20% Affo 0:30 (Social I 3 SHEET 1	Rent to Inter	sing		20% Affo 0:30 (Social I 3 SHEET 1	Rent to Inte	ısing		20% Affo 0:30 (Social F 3 SHEET 1	rdable Hous Rent to Interi	sing mediate)
DOWN N	EENFIELD MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE 50%	UP
010 011 012	(v A)	2011	• • •	A)	4)	2010	• • •	A) A)	* *	2010	**	• • •	4)	2011	154% 239%	50% 54%	36% 38%
013	V V A)	2012	**	A) (v	A)	2012	**	**	A >	2012		- ;;	1,4	2012	-32833%	72%	43% 44%
014	** (*	2014	**	**	4)	2014	**	**	A)	2014	**	**	**	2014	-231% -96%	93% 197%	48% 59%
016 017	** **	2016 2017 2018	**	**		2016 2017 2018	**	**	* * * * * * * * * * * * * * * * * * * *	2016 2017 2018	**	Ü	(*	2016	-119% -184% -452%	169% 127%	55% 50%
018	V V A }	2019	- ;;		4)	2019	**	• •	A 3	2019	÷	Ü	A >	2018	-452% 877%	79%	45% 41%
020 021	(v A)	2020 2021		A)	4)	2020 2021	**	4 *	A >	2020 2021	**	**	A)	2020 2021	226% 129%	68% 59%	38% 36%
022	A) A)	2022	* * *	4)	4)	2022	- ;;	A)	A >	2022	- ;;	1 *	4)	2022	92% 74%	53% 48%	33% 32%
024	A) A)	2024 2025 2026	A P	A)	4)	2024 2025 2026	(v (v	A)	A >	2024 2025 2026		1 +	A)	2024 2025	68% 63%	47% 45%	31% 30%
026	., .,	2026		- 1			50 dwell 50 dwell 0.74 Hed Abs Pla sidy at E0 per u Sustair	lue Area: Fings (22 Houses tare site @(75 is ross profit: (20 orption: 70 unit: inning gain at 11 init (rent) & £0 pability at £1800 Affordable Ho	28 Flats) DPH) dph. %) s p.a. D0% er unit (interme		**	**		2026	62%	47%	30%

0.7 ibsidy 70:3	dwellings 4 Hectare Gross Absorpti Plannii at £0 per unit Sustainabili 20% Affo	e Area: Four (22 Houses 2 site @ (75 DPI profit: (20%) on: 50 units p.a. gg gain at 50% (rent) & £0 per unit by at £1800 per unit by at £1800 per unit	H) dph. t (intermediate) unit sing	Subsid	dwellings (2 .74 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	8 Flats) PH) dph. a. nit (intermedial r unit	te) Subsi	dwellings ().74 Hectare Gros: Absorpt Planni idy at £0 per unit Sustalnabil	s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u ity at £1800 pe ordable Hou	8 Flats) PH) dph. a. nit (intermediate r unit using) Subsit	dwellings (2.74 Hectare Gross Absorpti Plannidy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. init (intermediate or unit unit using	te) Subsid	dwellings (2 0.74 Hectare : Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	site @(75 Df profit: (20%) on: 50 units p.: ig gain at 50% ent) & £0 per un y at £1800 per rdable Hou	B Flats) PH) dph. a. iit (interme unit using
514:	SHEET I	GREENFIELD		IESI -	4 SHEET I	INDUSTRIAL1		IESI	4 SHEET I	INDUSTRIAL2		IESI	4 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
0	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 46%	UP 34%
1		4)	*)	2010		4)	4)	2010		4)	4)	2010	**		A)	2010	181%	52%	37%
2	**	(+		2012	**			2012	~ ~	A >	A >	2012		~ ~		2012	456%	60%	40%
3 4		* *	* >	2013 2014	**	A)	4)	2013	**		A >	2013	**	**	A.)	2013	-327%	63% 85%	41%
5	**	* *	* >	2015	~ ~	~ ~		2015	~ ~	**	A.)	2015	• •	~ ~	~ ~	2015	-137%	134%	52%
7		**	*)	2016 2017	**		A)	2016	**	**	* >	2016	**		4.)	2016	-189% -423%	118% 95%	49% 45%
В	**	* *	* >	2018	~ ~		A.)	2018	• •	• •	A.):	2018	• •		A >	2018	1269%	79%	42%
9	**	(*	*)	2019 2020	**	A)	4)	2019	••	4.7	.,	2019	**	~ ~	A)	2019	253%	67% 59%	38%
1		4.)	*)	2021		4)	4)	2021		4)	4)	2021			4)	2020	95%	53%	33%
2	**	A >	* >	2022	4+	A >	* >	2022	4.4		A >	2022	**	4.4	* >	2022	75%	48%	329
4	1 =	4.)	*)	2023 2024	*>	A)	A)	2023	4)	4.)	*)	2023	- ;;	1.4	A)	2023	64%	45% 43%	30%
5		A >	* >	2025	* >	A >	* >	2025	* >	A >	A >	2025	• •	4 🕶	A >	2025	57%	43%	299
	4.4			2026	* >	.,		2026	A >	alue Area: F	A >	2026	* *	4+	.,	2026	56%	45%	299
0.7	dwellings 74 Hectare Gross Absorpti Plannin	e Area: Four (22 Houses 22 site @ (75 DPI profit: (20%) on: 50 units p.a g gain at 200%	H) dph.		dwellings (2 .74 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 200%	B Flats) PH) dph. a.	C	209 70:30 (S Valu dwellings ().74 Hectare Gros: Absorpt Plannii	nability at £180i 6 Affordable H locial Rent to In B Area: Fou 22 Houses 2 site @(75 D s profit: (20%) ion: 50 units p ng gain at 2009	per unit busing termediate) r 8 Flats) PH) dph.	0	dwellings (2 .74 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	8 Flats) PH) dph. .a. 6		dwellings (2 0.74 Hectare : Gross Absorptio Planning	site @(75 Df profit: (20%) on: 50 units p.: g gain at 200%	B Flats) PH) dph. a.
bsidy	at £0 per unit	(rent) & £0 per unit ty at £1800 per i	t (intermediate)	Subsid	dy at £0 per unit	(rent) & £0 per u ty at £1800 per	nit (intermedia	te) Subsi	idy at £0 per unit	(rent) & £0 per u ty at £1800 pe	nit (intermediate) Subsit	dy at £0 per unit	(rent) & £0 per u ty at £1800 pe	nit (intermediat	te) Subsid	dy at £0 per unit (r	ent) & £0 per un y at £1800 per	it (interme
70.1	20% Affo	ordable Hous	sing	70	20% Affo	rdable Hou	ısing	7,	20% Aff	ordable Hou	ısing	70	20% Aff	ordable Hou	using	٠,	20% Affo	rdable Hou	sing
70: a	SHEET 1	Rent to Interr	nediate)	TEST	: 30 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	5 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social F 5 SHEET 1	ent to inter	mediate
_	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_		MIDDLE	DABLE
	DOWN	MIDDLE	* >	2010	DOWN	A >	* >	2010	DOWN	* >	A >	2010	DOWN	MIDDLE	A >	2010	357%	58%	399
		* *	*)	2011 2012	**	* *	4)	2011	**	4 *	A)	2011	**	**	(*	2011	-7716% -242%	66% 85%	42°
	**	* *	A) (v	2013 2014	**	**		2013	**	* *	* >	2013 2014	**	~ ~	(*	2013	-207% -107%	92% 150%	48°
		**	~ ~	2014	~ ~		A)	2014	~ ~		A)	2014	- ;;			2014	-69%	524%	68
	**	• •	(*	2016 2017	**	**	A)	2016	••	• •	A)	2016 2017	* *	••	**	2016	-81% -111%	341%	62° 55°
		**		2018	**	**	* >	2018	**	**	* >	2018	**	Ų.	(+	2018	-180%	134%	50
		* *	A)	2019 2020	**	**	4)	2019	**	**	A)	2019			A)	2019	-523% 602%	100% 81%	45' 41'
	**		* >	2021	**	٠.٠	A >	2021	**	4.4	A >	2021	* *	~ ~	* >	2021	200%	69%	38
		4.)	* >	2022 2023	~ ~	A)	4)	2022 2023	~ ~	A)	A)	2022 2023			A)	2022 2023	93%	60% 55%	35' 33'
		A)	A)	2024 2025		A)	4)	2024	**	A)	A)	2024	**		A)	2024	83% 77%	53% 52%	33'
	÷÷	(•	*)	2026	(♥	A)	*>	2026	• • •	alue Area: F	A >	2026	· · ·	Ü	A >	2026	75%	55%	32
0.7	dwellings 4 Hectare Gross Absorpti Plannin	e Area: Four (22 Houses 2) site @(75 DPI profit: (20%) on: 50 units p.a g gain at 100%	H) dph.		dwellings (2 .74 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	B Flats) PH) dph. a.	0	Abbsidy at E0 per v Sustai 20 9 70:30 (\$ Valu dwellings ().74 Hectare Gros: Absorpt Plannir	nability at £1800 6 Affordable H social Rent to In e Area: Fou 22 Houses 2 site @(75 D s profit: (20%) lon: 50 units p ng gain at 1009	%) s p.a. 00% ser unit (interm) per unit busing termediate) r 8 Flats) PH) dph. a.	0	dwellings (; .74 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 1009	8 Flats) PH) dph. .a.		dwellings (2 0.74 Hectare : Gross Absorptio Planning	site @(75 Df profit: (20%) on: 50 units p.: g gain at 100%	B Flats) PH) dph a.
	Sustainabili	(rent) & £26000 per u ty at £1800 per u	unit	Subsidy	at £48500 per unit Sustainabilit	(rent) & £26000 pe ty at £1800 per	r unit (intermedia r unit	ite) Subsidy	y at £48500 per uni Sustainabil	ty at £1800 pe	r unit	s) Subsidy	at £48500 per unit Sustainabili	tv at £1800 ne	r unit	ite) Subsid	dy at £48500 per unit i	rent) & £26000 per y at £1800 per	unit (interr
70:3	30 (Social	rdable Hous Rent to Intern	mediate)		1:30 (Social I	rdable Hou Rent to Inter	rmediate)		0:30 (Social	Rent to Inte	rmediate)):30 (Social	rdable Hou Rent to Inte	rmediate)		'0:30 (Social F	rdable Hou Rent to Inter	mediat
6 5	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	CTION TO AFFOR	DABLE
F	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010		MIDDLE 31%	
	**	A)	A)	2011	**	A)	A)	2011	• •	A.)	A)	2011	**	4+	A.)	2011	135%	34%	26
		A) (v	*)	2012 2013		A)	4)	2012		A)	A)	2012			A)	2012	4183% -829%	41% 43%	29' 29'
	**	* *	4)	2014	**	4.4	A >	2014	* *	**	A >	2014	**	••		2014	-98% -54%	61%	34
	- ; ;	~ ~	*)	2015 2016	~ ~	**	4)	2015 2016	~ ~	~ ~	*)	2015 2016	- ;;	Ü	(*	2015 2016	-71%	95%	38
	**	* *	4)	2017 2018	**	4.4	A)	2017	**	1 *	A)	2017 2018	**	**	A)	2017	-123% -438%	74% 60%	35' 32'
		4.4	* >	2019	**	A >		2019		A >	A >	2019	- ; ;	ÜÜ	* >	2019	294%	51%	30
		A)	*)	2020 2021		A)	A)	2020	• •	A)	A)	2020		1.0	A)	2020	73%	45% 40%	28'
	**		* >	2022	A P	A >		2022	4+		A >	2022	**	1+	.,	2022	57% 49%	37% 34%	26'
	4)	A >	* >	2024	A >	A >	A)	2024	A >	4)	A >	2024	- ;;	A >	A >	2024	45%	34%	25
E	4)	4)	A)	2025 2026	A)	A)	4)	2025 2026	A >	A)	A)	2025 2026	4.4	A) (v	A)	2025 2026	43% 42%	33% 34%	24 24
								Subsidy	50 dwe 0.74 He Ab Pl at £48500 per u Sustai	Illings (22 House ctare site @(75 Gross profit: (20 sorption: 50 unit anning gain at init (rent) & £26 nability at £1801 & Affordable H	s 28 Flats) DPH) dph. %) s p.a. 00% 000 per unit (in	termedia	ste)						

Sustainabil 20% Affe 70:30 (Social TEST 7 SHEET 1	ng gain at 100% (rent) & £22000 per	unit (intermediat	e) Subsidy	Absorption Planning at £25000 per unit		a. r unit (intermedia		Absorpt Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe	a.		Gross Absorpti Plannin at £25000 per unit	site @(75 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	.a. 6 ir unit (intermedia		0.74 Hectare Gross Absorpti Plannin y at £25000 per unit	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	a. unit (intermediate)
	ty at £1800 per ordable Hou	ising	70	Sustainabilit 20% Affo 30 (Social I	y at £1800 per rdable Hou	ısing	7/	Sustainabili 20% Affo 0:30 (Social	ty at £1800 pe ordable Hou	ising	70	Sustainabilit 20% Affo 30 (Social I	y at £1800 pe ordable Hou	using	7.	Sustainabilit 20% Affo 0:30 (Social	ty at £1800 per ordable Hou	sing
	GREENFIELD	mediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	mediate)		7 SHEET 1	PDL PDL	imediate)	TEST	7 SHEET 1	CTION TO AFFOR	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 107%	MIDDLE 39%	UP 29%
2011	A)	* >	2011	• •	A)	A)	2011	ÜÜ	A >	A >	2011	**	* *	A >	2011	193%	43%	32%
2012	17	* >	2012	**	*)	*)	2012	**	A)	A P	2012		**	A)	2012	-1187%	52% 55%	35% 35%
2014	* *	4)	2014	**		A)	2014	• •	• •	A }	2014		* *	(*	2014	-139% -74%	77% 139%	40% 47%
2016	**	* >	2016	**	**	A >	2016	**	**	A >	2016	**	* *	4.4	2016	-97%	119%	44%
2017	**	A >	2017 2018		**	A }	2017		**	A P	2017 2018	**	**	A)	2017 2018	-163% -573%	73%	40% 37%
2019	(*	* >	2019	**	A)	*)	2019	**	(v	A >	2019	**	**	A)	2019	378% 146%	61% 53%	34% 32%
2021	A)	A)	2021	**	A)	A)	2021	**	A)	A):	2021 2022	• •	4.4	A)	2021	91%	47% 43%	30% 29%
2023	A P	A >	2023	. >	. >	A >	2023	* >	. >	A >	2023	- ;;	4.4	A >	2023	58%	40%	28%
2024	A)	A)	2024	A)	A)	4)	2024	A)	A)	A):	2024	**	1 *	A)	2024	54% 51%	39% 38%	27% 27%
2026	->	*>	2026	*)	*)	.,	2026	Va Va	lue Area: F	our	2026	**	4.*	->	2026	50%	40%	27%
50 dwellings 0.74 Hectare Gross Absorpt Plannii Subsidy at £36000 per uni Sustainabil 20% Affi 70:30 (Social	site @(75 DI s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £24000 per ity at £1800 per ordable Hou	28 Flats) PH) dph. a. cupit (intermediate unit)	e) Subsidy	dwellings (2 .74 Hectare : Gross Absorptic Planning at £36000 per unit Sustainabilit 20% Affo 0:30 (Social I	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per grdable Hou	3 Flats) PH) dph. a. b. r unit (intermedia	te) Subsidy	70:30 (S Value dwellings (; .74 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabill 20% Affc 2):30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe ordable Hou	ermediate) 3 Flats) PH) dph. a.	s) Subsidy	dwellings (2 .74 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affo 0:30 (Social I	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe by at £1800 pe prdable Hou	8 Flats) PH) dph. a. 6 r unit (intermedia r unit using	nte) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabilii 20% Affo 0:30 (Social	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) PH) dph. a. unit (intermediate) unit sing
TEST 8 SHEET 1	GREENFIELD	•		8 SHEET 1	INDUSTRIAL1	•		8 SHEET 1	INDUSTRIAL2	•		8 SHEET 1	PDL	•	TEST	8 SHEET 1	CTION TO AFFOR	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 92%	MIDDLE 35%	UP 27%
2011		* >	2011	**		A)	2011	**	A)	A >	2011	**	1.4	A)	2011	166%	39% 47%	29%
2012	(*	*)	2012		4)	4)	2012		A)	4)	2012	**	**	*)	2012	-1019%	47% 50%	32% 32%
2014	**	A >	2014	**	* *	A)	2014	• • •	• •	A >	2014	**	* *	1 *	2014	-120% -65%	69% 125%	37% 44%
2016	••	A)	2016	••	• •	A)	2016	••	••	A):	2016 2017	••	**	4.7	2016 2017	-85% -144%	108%	41% 38%
2018			2018	- ;;	1.4	A >	2018	• • •	**	A >	2018	- ;;	**	A >	2018	-510%	67%	35%
2019	(*	* >	2019	**	A)	* >	2019	**	4.7	A }	2019	**	**	A)	2019	339% 131%	56% 49%	32% 30%
2021	A)	A)	2021	**	4)	A)	2021	4.4	A)	A):	2021	**	1 *	A)	2021	83% 63%	44% 40%	29% 27%
2023	A P	A >	2023	. >	. >	A >	2023	A >	. >	A >	2023	• •	* >	A >	2023	54%	37%	26%
2024 2025 2026	A)	* >	2024 2025 2026	A)	A) A)	A)	2024 2025 2026	A) A)	A)	A P	2024 2025 2026	**	A >	A)	2024 2025 2026	50% 47% 47%	36% 36% 37%	26% 26%
2026		*)	2020				2020	V a 50 dwel 0.74 He (Ilue Area: Flings (22 Houses ctare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1	28 Flats) DPH) dph. %) s p.a.	2020				1020	47.00	37.0	26%
Val 0 d	ue Area: 0 wellings (0)				ue Area: 0		Subsidy	at E36000 per u Sustaii 20% 70:30 (S Val	nit (rent) & E24 nability at £1800 nability at £	000 per unit (in per unit susing	termedia	Valu	ue Area: 0				ue Area: 0	
Gr Al Plann S Sust	e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hous	olna.		Gro Ab Planni Su Susta	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hou:	olna.		Gri Alt Plann Si Sust	e @(0) dph. bss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	slna.		Gro Ab Planni Su Susta	e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elbsidy at 0 elnability at 0 erdable Hou	olna		Gro Ab Planni Su Susta	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 alnability at 0 rdable Hous	la a
TEST 9 SHEET 1	0	Jg	TEST	9 SHEET 1	0	J.I.I.G	TEST	9 SHEET 1	0	Jg	TEST	9 SHEET 1	0	Jg	TEST	9 SHEET 1	0	9
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			CTION TO AFFOR MIDDLE	DABLE
0 -	-	-	0	-		-	0	-	-	-	0		-	-	0	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0 -			ō				ő				0				ő	0%	0%	0%
0 -			ő		- 1		0		- 1	- 1	o o				ő	0% 0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0			-	0	0%	0%	0%
0 -	-	-	0	-	-		0	-	-	-	0			-	0	0% 0%	0% 0%	0% 0%
0 -		-	0	-		-	0		-	-	0			= =	0	0% 0%	0% 0%	0% 0%
0 -	-	-	0	-			0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0 -	-	-	0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
								F	Jalue Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 tanning gain at Subsidy at 0 Sustainability al	i. 0%				_				

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 10 SHEET 1 DOWN MODE UP 0 0 0 0	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 10 SHEET 1 NOUSTRUA2 DOWN MIGGLE UP 10 10 10 10 10 10 10 10 10 10 10 10 10	Value Area: 0	Value Area: 0
Value Area: Four 50 dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit; (209) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rend): 610 per unit formation Sustainability at 6500 per unit 20% Affordable Housing 70:30 (50cial Rent to Intermediate)	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross porfit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subabity at 60 per unit (rent) & 60 per unit fortermedate Sustainability at f.600 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit: (2004) Absorption: 50 units p.a. Planning gain at 100% Subaids at 60 per unit (tenha display at 60 per unit (tenha displa	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross pottle: (200), Absorption: 50 units p.a. Planning gain at 100%. Subdidy at 60 per unit (rent at 60 per unit florendate) Sustainability at 6500 per unit 20% Affordable Housing 10.10 (20% Gools) Beat for latermendate).	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross portit: (20%) Absorption: 50 units ps. a. Planning gain at 100 flish more displayed to per unit (internediate). Subsidy at 50 per unit (internediate). Subsidiated in the control of the subsidiated in the su
TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP 2010 2011 2013 2013 2014 2016 2016 2017 2017 2019 201	TEST 11 SHEET 1 DOWN MIDDLE UP	TEST 11 SHEET 1 NDUISTRIAL2 2010	70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 2010 2010 2010 2010 2010 2011 2012 2012 2013 2014 2015 2016 2017 2017 2017 2017 2018 2019 2020 2021 2021 2021 2022 2023 2024 2024 2025 2026 2027 2027 2028 2029 2029 2020 2020 2021 2021 2022 2024 2025 2026 2027 2028 2029 2020 2020 2020 2021 2021 2021 2022 2023 2024 2024 2026 2027 2027 2028 2028 2029 2020 2020 2020 2021 2021 2021 2021 2022 2023 2024 2024 2027 2028 2	70:30 (Social Rent to Intermediate) TEST 11 SHEET 11 REDUCTION TO AFFORDABLE 2010
2025 1 1 1 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	2025 A)	2025		2025 60% 44% 30% 2026 58% 46% 30%
Value Area: Four 50 dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross profit. (20%) Absorption: 50 units p.a. Planning gain at 100% Suboldy at 60 per unit (entermediate) Sustainability at 60 per unit 20% Affordable Housing 20% Affordable Housing 150 per unit 20%	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @ (75 DPH) dph. Gross portle: (2006) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (intermediate Sustainability at 60 per unit (intermediate) 70.20% Affordable Housing 70.30 (Social Rent to Intermediate) TEST 12 SHEET	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Cross profit: (2006) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 60 per unit (100) Subsidy at 0 per unit (100) Affordable Housing 20% Affordable Housing TEST 12 SHEET	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross pottle: (2004) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (enter head to be per unit 200% Affordable Housing 70.30 (Social Rent to Intermediate) TEST 12 SHEET 1.	Value Area: Four dwellings (22 Houses 28 Flats) 0.74 Hectare site @(75 DPH) dph. Gross portit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 60 per unit (intermediate) Substandability at 60 per unit 20% Affordable Housing 7.30 (Social Rent to Intermediate) TEST 12 SHEET.
DOWN MDDLE UP 2010	NOUSTRIAL1 DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE MIDDL	DOWN MIDDLE UP	POL	REDUCTION TO AFFORDABLE
2021 -	2021	2021	2021	2021 1007% 5-6% 34% 34% 32022 27% 45% 32% 32% 32% 32% 32% 32% 32% 32% 32% 32

O. Subsid	0 dwellings (74 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	28 Flats) PH) dph. a. a. function (intermediate) r unit using	Subsi	dwellings (2 .74 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	B Flats) PH) dph. a. iii (intermediate unit	e) Subsi	dwellings (2).74 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	3 Flats) PH) dph. a. bit (intermediate) r unit	Subsi	dwellings (2 0.74 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. 6 init (intermediate r unit	Subsic	dwellings (2 0.74 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit
1231		GREENFIELD		iESi		INDUSTRIAL1		1231		INDUSTRIAL2		11231		PDL		1231	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 133%	MIDDLE 43%	UP 31%
2011	~ ~	A >	* >	2011	• •	A >	A >	2011	••	A >	* >	2011	**		A)	2011	240%	48%	33%
2012 2013	**		4)	2012 2013	**	A)		2012		17	A)	2012	**	**	A)	2012	7426% -1471%	58% 61%	37% 37%
2014	• •	· ·	A)	2014	**	• •	A >	2014	• •	~ ~	A >	2014	* *	· ·	(*	2014	-170%	86%	42%
2015 2016			A >	2015 2016	**		A)	2015	**		A P	2015 2016	**		1.4	2015	-90% -115%	154% 131%	49% 45%
2017	~ ~	~ ~	* >	2017	**	**	A >	2017	••	**	A >	2017	**		A.)	2017	-190%	99%	41%
2018 2019	••	••	A)	2018 2019	••	~ ·	A)	2018	••	••	A }	2018 2019	**	••	A)	2018	-656%	78%	37% 34%
2020		(*	4.)	2020	**	A >		2020		. >	A >	2020	**	**	A.):	2020	161%	56%	32%
2021 2022	**	* >	A >	2021 2022	* *	A >	4)	2021	**	A)	A P	2021 2022	* *	4.4	A)	2021	99% 74%	49% 44%	30% 28%
2022		A)	4)	2022	A)	4)	4)	2022		4)	4)	2023	**	1.*	4)	2022	62%	41%	27%
2024 2025	1+	A)	A)	2024 2025	4)	4)	4)	2024 2025	4)	A)	A):	2024 2025	••	1 *	A)	2024 2025	57% 54%	40% 39%	26% 26%
2026	17	A)	4)	2026	4)	4)	4)	2026	* >	lue Area: F	A >	2026	**	1,4	*,	2026	53%	41%	26%
O. Subsid	O dwellings (74 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	28 Flats) PH) dph. a. i. iii iii iii iii iii iii	Subsi	dwellings (2 .74 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 20% Affo	site @(75 DF profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	B Flats) PH) dph. a. hit (intermediate unit	C Subsi	ssidy at £0 per u Sustair 20% 50:50 (S Value dwellings (2) 0.74 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili 20% Affe	hability at £1800 to faffordable Hickorial Rent to Info 2 Area: Fou 22 Houses 2: Site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per uty at £1800 perdable Housed 2 Area 2	ver unit (interme per unit pussing permediate) r 3 Flats) PH) dph. a. b. init (intermediate)	O Subsi	dwellings (2 0.74 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	8 Flats) PH) dph. a. 6 init (intermediate or unit unit unit unit unit unit unit unit) Subsic	dwellings (2 0.74 Hectare s Gross Absorptio Planning dy at £0 per unit (n Sustalnabilit	site @(75 DF profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	Flats) H) dph. t (intermediate) unit
	14 SHEET 1	Rent to inte	rmediate)		100 (Social F	tent to inter	mediate)		100 (Social 14 SHEET 1	Rent to Inte	mediate)		14 SHEET 1	Rent to Inte	rmediate)	TEST	14 SHEET 1	kent to inter	mediate)
		GREENFIELD		1		INDUSTRIAL1				INDUSTRIAL2				PDL				CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 85%	MIDDLE 27%	UP 18%
2011	V V	A >	* >	2011	• •	.)	A >	2011	**	A >	* >	2011	**	(v	A >	2011	155%	30%	20%
2012 2013		A >	A >	2012 2013	**	A >	.,	2012		A)	A P	2012	**	**	A)	2012	4841% -952%	36% 38%	22%
014	**	~ ~		2014	**	4.4		2014	**	4.4	A >	2014	* *	~ ~	A.)	2014	-109%	53%	25%
2015 2016			A)	2015 2016	**		A)	2015			A P	2015 2016	**		A >	2015	-57% -72%	92% 78%	28% 26%
2017	· ·	~ ~	A }	2017	**	4.4	A >	2017	••	~ ~	A >	2017	**	**	* >	2017	-119%	59%	23%
018 019		(v	4)	2018 2019	**	4)	4)	2018	**	(v	A)	2018 2019	**	**	A)	2018	-403% 257%	47% 38%	21% 19%
2020	**	A P		2020		. >		2020	• •		* >	2020	**	4.4		2020	94%	33%	18%
2021 2022	4.4	* >	A)	2021 2022	(v	A)	4)	2021	* *	A)	A)	2021	**	(v	A)	2021	58% 44%	28% 25%	16% 15%
2023	* >	A >		2023	* >	. >		2023		. >	A >	2023				2023	37%	24%	15%
2024 2025	A)	A >	A)	2024 2025	4)	4)	4)	2024 2025	4)	4)	A P	2024 2025	4 *	4)	A)	2024	34% 32%	23% 23%	15% 14%
2026	A)	A)	A)	2026	A)	A)	A)	2026	* >	lue Area: F	A >	2026	(♥	A)	A)	2026	31%	24%	14%
	O dv O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 veilings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% bibsidy at 0 ninability at 0 rdable Hou 0			dw O site Gro Abs Plannir Su Susta O% Affor	le Area: 0 ellings (0) e@(0) dph. ss profit: 0 corption: 0 g gain at 0% boldy at 0 inability at 0 dable Hous 0	sing		50 dwell 0.74 He C Abs Pi posidy at E0 per u Sustain 20% 0:100 (S Vali dw 0 sit Gre Ab Planni S Sust	lings (22 Houses stare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1	.28 Flats) DPH) dph. %) s p.a. D0% eer unit (intermet per unit pussing ermediate)		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing		dw O site Gro Abs Plannir Su Susta O% Affor	Je Area: 0 elllings (0) e@(0) dph. ss profit: 0 sorption: 0 g gain at 0% boidy at 0 inability at 0 rdable Hous 0	ing
TEST 1	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFOR	DABLE
. [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0		-	-	0		-	-	0	-	-	-	0		-		0	0%	0%	0%
D		-	-	0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0				0				0				o				o	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0		-		0	0%	0%	0% 0%
0				o o				ō				ō				ō	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		-		0	-			0				0	-	-		0	0%	0%	0%
U 0		-		0		-	-	0		-	-	0		-		0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-		0	-	-		0	0%	0%	0%
0		-		0	-	-	-	0		-	-	0		-		0	0%	0%	0% 0%
0		-	1 -	0	-	-	<u> </u>	0		false 1	-	0		-	-	0	0%	0%	0%
									Р	Jalue Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: 0 Absorption: 0 fanning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

50 dwellings 0.74 Hectare Gross Absorpt Plannii Subsidy at £0 per unit Sustainabili 20% Affe 70:30 (Social	DOWN MIDDLE UP DOWN MIDDLE				3 Flats) PH) dph. a. bit (intermediate unit	e) Subsi	dwellings (. 1.74 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe 0: 30 (Social	e Area: Fou 22 Houses 2 site @(75 D s profit: (25%) ion: 50 units p ng gain at 100% (rent) & £0 per u tty at £1800 per bordable Hou Rent to Inte	B Flats) PH) dph. a. bit (intermediate) r unit using	Subsid	dwellings (2.74 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 20% Affo 2:30 (Social I	site @(75 D profit: (25%) on: 50 units p. g gain at 1009 (rent) & £0 per u cy at £1800 per prdable Hou	B Flats) PH) dph. a. init (intermediate r unit	e) Subsid	dwellings (2 0.74 Hectare Gross Absorpti Plannin ly at £0 per unit (i Sustainabilii 20% Affo 0:30 (Social	s profit: (25%) ion: 50 units p.a ig gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	Flats) PH) dph. a. it (intermediate unit sing
TEST 16 SHEET 1	GREENEIEI D	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARI F
DOWN 1010	MIDDLE UP	0040	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 58%	UP 39%
1011	(v A)	2010	**	(+	A)	2010	**	* P	4)	2010			(*	2010	-908%	68%	42%
1012	V	2012 2013	* * * *	• •	* >	2012 2013	**	* *	A)	2012 2013	••	**	٠.	2012	-197% -170%	87%	48% 48%
1014	** (*	2013	~ ~	**	A)	2013	~ ~	**	A)	2013	**	**	**	2013	-170%	95% 168%	48% 57%
1015	**	2015	* *	**		2015	* *	* *	**	2015	**	**	**	2015	-63%	749% 419%	69%
1016	** **	2016	**	**	A)	2016	**	**	4+	2016 2017		**		2016	-74% -99%	419% 220%	56%
1018	¥ ¥	2018	**	* *	*)	2018	* *	**	A >	2018 2019	~ ~	**	٠.	2018	-154%	142%	50% 44%
1020	** **	2019	**	**	A }	2020	**		*>	2020			4.7	2019	-371% 934%	82%	40%
021	(v A)	2021	• •	4 *	A)	2021	**	**	A)	2021 2022	••	••	A)	2021	220%	70%	37% 35%
1023	(v A)	2022		A)	*)	2022	**	4)	4)	2022	**		A)	2022	96%	55%	33%
1024	(v A)	2024	• •	* >	* >	2024	* *	A)	A)	2024 2025	**	**	A)	2024	84%	53% 52%	32%
1026	(* 4)	2026	**	*)	*)	2026	**	alue Area: F	* >	2026	**	**	4)	2026	76%	55%	32% 32%
50 dwellings	e Area: Four (22 Houses 28 Flats) site @(75 DPH) dph.		Value dwellings (2 0.74 Hectare	Area: Foui 2 Houses 28 site @(75 D	3 Flats)		Ab: Pi ssidy at E0 per u Sustai 209 70:30 (S Valui dwellings (ctare site @(75 Gross profit: (25 Gross profit:	%) s p.a. pops per unit (interme per unit per unit per unit per unit permediate) r B Flats)		Value dwellings (2 74 Hectare	Area: Fou 22 Houses 2 site @(75 D	B Flats)			e Area: Four 22 Houses 28 site @(75 DE	Flats)
Gross Absorpt Plannir Subsidy at £0 per unit Sustainabili	s profit: (17%) tion: 50 units p.a. ng gain at 100% (rent) & £0 per unit (intermed ity at £1800 per unit		Gross Absorption Planning	profit: (17%) on: 50 units p. g gain at 100%	a.		Gross Absorpt Plannir dy at £0 per unit Sustainabili	s profit: (17%) ion: 50 units p ng gain at 1009 (rent) & £0 per u	a. 6 nit (intermediate)		Gross Absorpti Plannin ty at £0 per unit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	a. 6 nit (intermediat		Gross Absorpti Plannin Iv at E0 per unit (r	s profit: (17%) ion: 50 units p.a ig gain at 100% rent) & 60 per un	a. it (intermediate
20% Aff	ordable Housing Rent to Intermediate	, 7	20% Affo 0:30 (Social I	y at £1800 per rdable Hou	ising	70	20% Aff	Rent to Inte	ısing	70	20% Affo :30 (Social I	y at £1800 pe ordable Hou	using	7/	20% Affo 0:30 (Social I	ty at £1800 per ordable Hou	sing
TEST 17 SHEET 1		TEST	17 SHEET 1		mediate)	TEST	17 SHEET 1		mediate)		17 SHEET 1		inediate)	TEST	17 SHEET 1		
DOWN	GREENFIELD UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
1010	A) A)	2010	VV	* >	A >	2010	DOWN	A >	A >	2010	DOWN	##DDEE	A >	2010	112%	46%	34%
1011	4) A)	2011	**	A >	A)	2011	**	A)	A)	2011 2012	**	**	A)	2011	164% 365%	51% 60%	37% 40%
013	(v A)	2013	* *	A >	A >	2013	••	(*	A)	2013	• •	• •	A >	2013	482%	62%	41%
014	V V A)	2014	* *	**	A)	2014	~ ~	* * *	A)	2014 2015	**	**	(*	2014	-455% -152%	82% 127%	46% 52%
016	V V	2016	* *	* *		2016	* *	* *	A >	2016	**	~ ~	(+	2016	-219%	113%	49%
017	** **	2017	• •	* *	A)	2017	**	**	A)	2017 2018	**	**	4)	2017	-585% 750%	92% 77%	45% 41%
019	V V A)	2019	* *	A >		2019	* *	(v	4.)	2019	**	~ ~	A }	2019	225%	66%	38%
020	(v A)	2020	**	A)	A)	2020 2021	**	A)	A)	2020 2021	**	4.4	A)	2020 2021	131% 92%	58% 52%	36% 34%
022	A) A)	2022	(•	A)	* >	2022	* *	A.)	A)	2022	**	٠.٠	A)	2022	74%	48%	32%
023	A) A)	2023 2024	* >	A)	A }	2023 2024	A)	A)	4)	2023 2024	**	A)	4)	2023 2024	59%	44% 43%	30% 30%
025	., .,	2025 2026	A >	A)		2025	A)		4.)	2025 2026	**	4.7	.,	2025	56% 55%	43% 44%	30% 29%
O di O sit Gr At Plann S S	lue Area: 0 wellings (0) te @(0) dph. sos profit: 0 bsorption: 0 ining gain at 0% ubsidy at 0 tainability at 0 ordable Housing		dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e (0) dph. se (0) dph. sorption: 0 g gain at 0% boldy at 0 inability at 0 dable Hou: 0	sing	Sub	0.74 He Ab	lilings (22 House ctare site @(75 Gross profit: (17 sorption: 50 unit anning gain at 1 unit (rent) & E0 nability at E1800 & Affordable Hocial Rent to In use Area: 0 veillings (0) ee @(0) dph. oss profit: 0 sos profit: 0 oling gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0	DPH) dph. %) s p.a. DD% ber unit (interme) per unit wusing ermediate)	diate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing
TEST 18 SHEET 1	0	TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
DOWN	GREENFIELD UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDU DOWN	MIDDLE	DABLE
DOWN -	MIDDLE UP	0	- DOWN	MIDDLE	- 40	0	- DOWN	MIDDLE -	- UP	0	- DOWN	MIDDLE -	- 40	0	0%	0%	0%
-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
-		0	-	-		0	-	-		0	-	-		0	0%	0%	0%
-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		0		-	-	0		-		0			-	o o	0%	0%	0% 0%
-		0	_	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-		0				0				0				0	0%	0%	0% 0%
		o	-	-		o		-		ó				ō	0%	0%	0%
-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		0				0				0				-	0%	0%	0%
_		o	-	-	-	0	-	-		0	-			0	0%	0%	0%
-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
							F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Absorption: U Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
			0	0 0% 0% 0%
	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
0				0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0	0 0% 0%
	0	0		0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0%
·		Value Area: 0		0 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0			0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0		

Figure 47 - Sensitivity Testing

Value Area Four Four Value Area Four Four Four Four Four Four Four Four	rigure 47 - Serisii	LIVIL	y resting													
Automotion for the control of the	50 dwellings (50 Flats)	0.	50 dwellings (50 Fla	its)	0.	50 dwell	ings (50 Fla	ts)	0.	50 dwelli	ings (50 Fl	ats)	0	50 dwell	ings (50 Fla	
Somewhaley at 1999; and 19	Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 units p.: Planning gain at 100%			Absorpti Plannin	on: 50 units p.a g gain at 100%			Absorpti Plannin	on: 50 units p. g gain at 1009	6		Absorpti Plannin	on: 50 units p.a g gain at 100%	
20.0 Scotl from 1 pretentionality 70.00 Scotl from 1 pretentional	Sustainability at £1800 per unit	Subsic	Sustainability at £1800 per	unit	e) Subsi	Sustainabili	ty at £1800 per	unit	Subsic	Sustainabilit	y at £1800 pe	r unit	te) Subsid	Sustainabili	ty at £1800 per	unit
## MARCHAN STATE S	70:30 (Social Rent to Intermediate)		:30 (Social Rent to Inter			0:30 (Social				:30 (Social I				0:30 (Social		
The content of the	GREENFIELD	TEST	INDUSTRIAL1		TEST				TEST				TEST	REDU	CTION TO AFFORE	
100 101	2010		DOWN MIDDLE	UP A P		DOWN	MIDDLE	* >		DOWN	MIDDLE	UP A P		DOWN 534%	MIDDLE 61%	40%
The content of the			** **			**	4 *			**	**			-750% -195%	71% 92%	
April			** **			**	**			**	**	(*		-170% -93%	101% 183%	
March Marc	2015			A >		**					* *				924% 481%	72% 66%
The content of the	2017	2017	** **		2017	**	**	A >	2017	**	**	(🕶	2017	-100%	240%	
12 12 13 15 15 15 15 15 15 15	2019	2019	** **	* >	2019			* >	2019	- ;;		* >	2019		110%	46%
The content of the	2021	2021	V V A >	A)	2021	**		A >	2021	**	**	A.)	2021	240%	73%	39%
April Proceedings Process Pr	2023	2023	** **	* >	2023	**	A)	A >	2023	* *			2023	138% 101%		34%
Value Area Four Value Area	2025	2025	** **	* >	2025	**	A)	* >	2025	**	1 *	A >	2025	89% 82%	54%	33%
## Approximate (1997) 1997	2026	2026	(v A)	.,	2026	Va	lue Area: Fo	our	2026	* *	4.4	.,	2026	80%	57%	33%
0.46 Nectice site et (20) July 9, ph. Anoptime 30 with a p. Anopti			Value Area: Four	its)	Sut	Abs Platesidy at E0 per u Sustair 20% 70:30 (S	Gross profit: (20% corption: 50 units anning gain at 10 nit (rent) & E0 p hability at E1800 of Affordable Ho ocial Rent to Inte APEA: FOUR	p.a. p.a. 0% er unit (interme per unit using ermediate)	ediate)							let
20% Affordable Housing	0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (frent) & £0 per unit (intermediate) Sustainability at £1800 per unit		46 Hectare site @(120 D Gross profit: (20%) Absorption: 30 units p.: Planning gain at 100% by at £0 per unit (rent) & £0 per ur	PH) dph. a. it (intermediate		.46 Hectare s Gross Absorpti Plannin dy at £0 per unit	site @(120 D) profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un	PH) dph. i. it (intermediate)		46 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ite @(120 L profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	DPH) dph. a. 6 nit (intermedial		Gross Absorpti Plannin ly at £0 per unit (Sustainabili	site @(120 DF profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per	PH) dph. t (intermediate) unit
TEST 2 SHEET TEST	20% Affordable Housing	70	20% Affordable Hou	sing	70	20% Affo	ordable Hou	sing	70	20% Affo	rdable Hou	ısing	7	20% Affo	ordable Hous	sing
DOON WIDELE UP WIDELE	TEST 2 SHEET 1		SHEET 1	•	TEST	2 SHEET 1	INDUSTRIAL 2						TEST	2 SHEET 1		
2012 2	DOWN MIDDLE UP	2010			2010	DOWN			2010	DOWN			2010			UP
273 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			** (*			**	• •			• • •	**				77% 96%	
10 10 10 10 10 10 10 10	2013	2013	** **		2013	**	**	A >	2013	**	**	1.	2013	-130%	120%	
2017	2015	2015	**	* >	2015	**	**	A)	2015	**	**	**	2015	-68%	663%	69%
100	2017	2017			2017		**	* >	2017	- ; ;	**	(🕶	2017		202%	
2020	2019	2019			2019		**	A)	2019	••	**	A >	2019	-186% -594%	134%	45%
2020	2021	2021	** *		2021	**		A >	2021	**	**	A >	2021	524% 194%	81% 69%	38%
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site (1/20 DPH) dph. Absorption: 70 units p.a. Panning gian at 100%						**				• •				122% 97%	60% 57%	
Value Area: Four So devellings (50 Flats) O.46 Hecture size (1720 DR) qub. Soliday at 10 per unt (ren) & 10 per unt) (**				**				86% 81%		
Solution Company Com	2026	2026	(V A)	.,	2026	Va	Lue Area: Fo	our	2026	* *	* *	.,	2026	79%	58%	33%
Cross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Absorption: 70 units p.a. Planning gain at 100% Absorption: 70 units p.a. Planning gain at 100% Subsidy at 60 per unit (more mediate) Subsidiality at 11800 per unit Subsidiality at 11800 per unit Test 3 SHEET Test 3 SHE	Value Area: Four 50 devellings (, 50 Flats) 0.46 Hectrae stige (470 DPH) dish	0.	Value Area: Four 50 dwellings (50 Fig 46 Hectare Site @(120 D	its)	Τ	0.46 Hec C Abs ssidy at E0 per u Sustair 20% 70:30 (S Value 50 dwell	tare site @(120) Gross profit: (20) Gross profit: (DPH) dph. 6) p.a. 0% er unit (interme per unit using rmediate)		Value 50 dwelli 46 Hectare s	Area: Fou ings (50 Fl	r ats)		Value 50 dwell	e Area: Four ings (50 Fla site @(120 DF	ts)
70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed	Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (ent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing) Subsic	Gross profit: (20%) Absorption: 70 units p.: Planning gain at 100% by at £0 per unit (rent) & £0 per ur Sustainability at £1800 per 20% Affordable Hou	a. it (intermediate unit sing	s) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	it (intermediate) unit sing	Subsid	Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	a. 6 nit (intermediat r unit using	te) Subsid	Gross Absorpti Plannin ly at E0 per unit (Sustalnabili 20% Affo	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per ordable Hous	t (intermediate) unit sing
DOWN MIDOLE UP UP UP UP UP UP UP U	70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		: 30 (Social Rent to Inter 3 SHEET 1	mediate)	TEST	0:30 (Social	Rent to Inter	mediate)):30 (Social I	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
2011	DOWN MIDDLE UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE		2012	DOWN			2010			UP
2013	2011	2011	** * *		2011	- ::		* >	2011	- ; ;	- ; ;	A >	2011		69%	44%
2015	2013	2013	***	A)	2013				2013	• • •			2013	-160% -101%	104%	52%
2017	2015	2015	** **	A)	2015	**	**	(v	2015	**	**	**	2015	-61% -71%	1748%	76% 69%
2019	2017	2017	** **	A)	2017	• • •		A)	2017	• • •		(v	2017	-92%	290% 172%	61% 54%
2021	2019	2019	** **	A)	2019	**	**	A }	2019	**	**	A >	2019	-265%	119% 93%	48%
2023	2021	2022	** (* ** A)	A)	2021 2022	**		A } A }	2021 2022	**	* *	A) A)	2022	301% 156%	77% 66%	40% 37%
2026 - 2028 - 20	2024	2024	v v A)		2024	• • •	A >	A)	2024	**	1 7		2024	107% 93%	56%	34%
S O dwellings (S of Parks) 0.46 Hectare size (1/20 DPH) dph. Gross profit: (20%) Absorpton: 70 units p. a. Planning gain at 100% Subsidy at E0 per unit (intermediate) Subsidy at E100 per unit 20% Affordable Housing				*>		**	A)	*)		**	1 =	*)		84% 81%		
					Sut	50 0.46 Hec 0 Abs Pla ssidy at E0 per u Sustair 20%	dwellings (50 F tare site @(120 l Gross profit: (209 corption: 70 units anning gain at 10 nit (rent) & E0 p hability at £1800 o Affordable Ho	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit	ediate)							

Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% Suboidy at 50 per unit (en) 8.6 per unit (en) 8.5 Suboidy at 50 per unit (en) 8.6 Affordable Housin 20% Affordable Housin	ntermediate) it 1g	Subsid	dwelling 46 Hectare si Gross Absorption Planning dy at £0 per unit (r Sustainability 20% Affor	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediat unit unit	e) Subsi	dwellir 46 Hectare : Gross Absorpti Planni dy at £0 per unit Sustainabili 20% Affo	e Area: Four igs (50 Flat site @(120 D profit: (20%) on: 50 units p. on: 50 units p. on: 50 units p. on: 50 per units p. (rent) & £0 per units at £1800 per ordable Hou	S) PH) dph. a. it (intermediate) unit sing	Subsid	dwellin 46 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit 20% Affo	profit: (20%) on: 50 units p. og gain at 50% rent) & £0 per u y at £1800 pe rdable Hou	ts) DPH) dph. a. init (intermediate or unit unit using	te) Subsic	dwellin 0.46 Hectare s Gross Absorpti Plannir dy at £0 per unit (r Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per unity at £1800 per prdable Hous	t (intermediate) unit sing
70:30 (Social Rent to Interme TEST 4 SHEET 1	diate)		:30 (Social R	Rent to Inter	mediate)	TEST	30 (Social 4 SHEET 1	Rent to Inter	mediate)	TEST): 30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 4 SHEET 1	Rent to Inter	mediate)
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1		PDL			REDU	CTION TO AFFORI	
2010 DOWN MIDDLE		2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE .	UP	2010	DOWN 283%	MIDDLE 57%	UP 39%
2011		2011 2012	• •	A) V V	A)	2011	••	A)	A P	2011 2012	**	**	A)	2011	2495% -312%	65%	42% 47%
2013	* >	2013	- ;;	Ů.	A)	2013		**	*	2013	**		A)	2013	-251%	87%	48%
2014		2014 2015	**	~ ~	A)	2014	~~	**	A)	2014 2015	**	- ;;	**	2014	-112% -75%	145% 367%	56% 66%
2016	* >	2016 2017	**	* *	A)	2016 2017	~~	**	A >	2016 2017	**	**	(*	2016 2017	-89% -125%	273% 175%	61% 54%
2018	A >	2017	**			2017		**	* >	2017	**	- ;;	A)	2018	-218%	123%	49%
2019		2019 2020	**	4.4	A)	2019	••	**	A Þ	2019 2020	**	**	A)	2019	-964% 408%	94% 78%	44% 40%
2021	A >	2021	~ ~	A >		2021	Ų.	A)	* >	2021	**		* >	2021	174%	67%	37%
2022		2022 2023	**	A)	A >	2022	**	4)	A)	2022	**	4 *	A }	2022	113% 88%	58% 54%	35% 33%
2024	* >	2024	(▼	A >		2024		A 3	* >	2024	• •	A }	A >	2024	79%	52%	33%
2026		2025 2026	*>	A)	* >	2025	4+	A)	A >	2025 2026	**	4.¥	A >	2025	74% 72%	51% 53%	32% 32%
Value Area: Four Sto dwellings (.50 Flats) 0.46 Hectare site @(120 DPH) Gross profit: (200) Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 200% Subsidy at 60 per unit (ren) a 60 per u	up UP A A A A A A A A A A A A A	Subsid	dwelling 46 Hectare si Gross Absorption Planning by at £0 per unit (in Sustainability	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit unit	e) Subsi	70:30 (S Value dwellir 46 Hectare: Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo	Affordable Management of the M	using ermediate) S) PH) dph. a. dit (intermediate) unit sing	Subsit	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 rent) & £0 per u y at £1800 pe rdable Hou	ts) DPH) dph. a. a. 6 nit (intermediat r unit using	te) Subsic	dwellin 0.46 Hectare s Gross Absorptin Plannin dy at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social I) 5 SHEET 1	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per unity at £1800 per prdable Hous	t (intermediate) unit sing mediate)
2023	A >	2023	**	A >	4)	2023	~ ~	A)	A)	2023	**		A)	2023	146%	67%	37%
2024		2024 2025	**	A)	A)	2024	• • •	A)	A >	2024 2025	**	**	A)	2024	121% 107%	64% 62%	36% 35%
Value Area: Four 50 dwellings (.50 flats) 0.46 Hectas site @(120 DPH) Cross profit: (200) Absorption: 50 units pa. 91 laning gain at 100. Salesiay at £8500 per unit (work) at £26000 per unit Sustainability at £1800 per unit	(intermediate)		dwelling 46 Hectare si Gross Absorptio Planning at £48500 per unit () Suistainability	profit: (20%) on: 50 units p.; g gain at 100% rent) & £26000 per v at £1800 per	s) PH) dph. a. unit (intermedia		Absorpt et 48800 per ut 1890 p	tare site @(120 forost profit: (20' forost pro	6) p.a. p.a. 10% er unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit		dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps v at £1800 pe	ts) DPH) dph. a. 6 r unit (intermedia r unit		dwellin 0.46 Hectare s Gross Absorptic Plannin by at £48500 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. unit (intermediate
20% Affordable Housin 70:30 (Social Rent to Interme	ng	70	20% Affor 30 (Social R	rdable Hou	sing	70	20% Aff	rdable Hou Rent to Inter	sing	70	20% Affo 0:30 (Social I	rdable Hou	using	7	20% Affo 0:30 (Social I	rdable Hous	sing
TEST 6 SHEET 1 GREENFIELD			5 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL			6 SHEET 1	CTION TO AFFORI	
DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 257%	MIDDLE 37%	UP 27%
2011	A >	2011 2011 2012	**	A)	A)	2011		4)	A)	2011	• •	(v	A)	2010	-352% -91%	43% 54%	30%
2013	A >	2013		A)		2013	- ;;	(*	A >	2013	- ;;	- ;;	.,	2013	-79%	54% 59%	34%
2014		2014 2015	**	**	A)	2014	**	* *	* *	2014 2015	**	**	A) (v	2014	-44% -32%	107% 558%	40% 50%
2016	* >	2016 2017	• •	**	A)	2016	**	• •	A)	2016 2017	• •	**	A)	2016	-39% -54%	295% 149%	46% 41%
2018	A >	2018	**	~ ~	* >	2018	~ ~		* >	2018	**		* >	2018	-86%	95%	37%
2020	. >	2019 2020	**	4.4	4)	2019 2020	**	4.)	A >	2019 2020	**	**	A)	2019 2020	-205% 750%	59%	34% 32%
2021		2021 2022	**	A)	4)	2021	**	A)	A)	2021 2022	* *	(v	A)	2021	148% 87%	50% 44%	30% 28%
2023	* >	2023	* +	A >	4)	2023	4.4	4)	* >	2023		A)	A >	2023	67%	41%	27%
2024	A)	2024 2025	A P	A)	* >	2024	*)	A)	* >	2024 2025	**	*)	* >	2024	60% 56%	39% 39%	27% 26%
2026	*)	2026	*)	-)	^)	2026 Subsidy	50 0.46 Hec (Abs Pli at £48500 per u Sustain 20%	dwellings (50 F dwellings (50 F tare site @(120 cross profit: (20' corption: 50 unit: anning gain at 11 init (rent) & £26 hability at £1800 b Affordable Ho ocial Rent to Int	lats) DPH) dph. 6) i p.a. 10% 100 per unit (in) per unit	2026 termedia	ate)	.,	*}	2026	54%	41%	26%

O.46 I	50 dwelli Hectare s Gross Absorptio Planning 25000 per unit (Area: Four ngs (50 Flat ite @(120 E profit: (20%) on: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 per	ats) DPH) dph. a. 6 r unit (intermediat		dwellin 46 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	is) PH) dph. a. is		dwellin 46 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Founds (50 Flasiste @(120 E) profit: (20%) ion: 50 units p. log gain at 1009 (rent) & £22000 pe ty at £1800 pe	ts) DPH) dph. a. 6 r unit (intermediate		dwellin 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	its) DPH) dph. .a. % er unit (intermedia		dwellir 0.46 Hectare s Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.
2	0% Affo	rdable Hou lent to Inter	ısing	70	20% Affo 0:30 (Social I	rdable Hou	ısing	70	20% Aff	rdable Hou Rent to Inte	ısing	70	20% Affo 0:30 (Social I	rdable Ho	using	7	20% Affo 0:30 (Social	ordable Hou	sing
TEST 7 SH			illeulate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		irriediate)	TEST	7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	4)	4)	2010	**	A)	4)	2010	**	A)	A)	2010 2011	**	4.4	A)	2010	374% -520%	47% 55%	33% 36%
2012	V V	••	4)	2012	**	A >	A)	2012	**	4.4	A)	2012 2013	* *	~ ~	4)	2012	-136% -118%	70%	40% 41%
2014			4)	2014	**	* *	* >	2014	**	**	4)	2014	**		A)	2014	-65%	139%	48%
2015		**	4)	2015	**	**	*>	2015	**	**	A }	2015 2016	**	• •	1.4	2015	-46% -54%	713% 374%	59% 54%
2017	- · ·	- ÷÷	* >	2017	**	**	A >	2017	**		A F	2017	**	Ų.	A >	2017	-73%	188%	48%
2018			A)	2018	**	* *	A)	2018 2019	**	**	A)	2018 2019	**		A)	2018 2019	-115% -268%	119% 87%	43% 39%
2020	· ·	4 ¥	4)	2020	**	A)	A)	2020	**	4+	A)	2020 2021	• •	**	A }	2020	960% 187%	71% 60%	36% 34%
2022		* >	* >	2022	**	A)	* >	2022	~ ~	A.)	A >	2022	**	4 🕶	*>	2022	108%	52%	31%
2023		*)	4)	2023	* * *	A)	4)	2023	4.4	A)	4)	2023	**	4)	4)	2023	81% 72%	48% 46%	30% 30%
2025	1.	* >	* >	2025	* >	A >	* >	2025	* >	A >	A F	2025	- ; ;	*>	* >	2025	67%	45%	29%
2026	4.4	* >	.,	2026	*)	*)	.,	2026	A)	ilue Area: F	OUT	2026	**	1.4	۸)	2026	65%	48%	29%
O.46 I	50 dwelli Hectare s Gross Absorptio Planning 36000 per unit (Sustainabilit 20% Affo	Area: Four ngs (50 Flate @(120 E) profit: (20%) on: 50 units p. g gain at 100% rent) & £24000 per rdable Hou ent to Inter	ats) DPH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwellin 46 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. runit (intermedia unit	te) Subsidy	70:30 (S Value dwellin .46 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 20% Affe	s Affordable Hisocial Rent to Inte e Area: Four ings (50 Fla site @(120 E profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & E24000 pe ty at £1800 pe profable Hou Rent to Inte	ermediate) r (s) (s) (PH) dph. a. b b b b c unit (intermediate r unit using	i) Subsidy	dwellin 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	nts) DPH) dph. a.a. wer unit (intermedialer unit unit	ate) Subsid	dwellir 0.46 Hectare s Gross Absorpti Plannin by at £36000 per unit Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) PH) dph. . unit (intermediate) unit sing
TEST 8 SH	HEET 1		mediate		8 SHEET 1		mediate		8 SHEET 1		mediate		8 SHEET 1		inicalate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR MIDDLE	UP
2010		A P	A)	2010		A)	*)	2010	**	A)	A)	2010 2011	**	(*	4)	2010	319% -441%	42% 49%	30% 33%
2012		**	A)	2012	**	4.7	A)	2012	• •	1.	A)	2012 2013	**	**	A)	2012	-115% -100%	63%	37% 38%
2014	· ·	÷÷	* >	2014	**	**	* >	2014	• •	**	* >	2014	**	**	A >	2014	-55%	124%	45%
2015	**		A)	2015 2016	**	**	A)	2015	**	**	A)	2015 2016	**	**	(*	2015	-39% -47%	640% 336%	55% 50%
2017	• •		* >	2017	**	**	A >	2017	• •	**	A >	2017	* *	~ ~	* >	2017	-64% -101%	169%	45%
2018 2019			4)	2018 2019	**	**	A)	2018 2019	**	**	A)	2018 2019	**		A)	2018 2019	-101%	79%	41% 37%
2020		4+	4)	2020	**	A)	4)	2020	**	A)	A)	2020 2021	**	**	4)	2020	861% 169%	65% 55%	34% 32%
2022	÷ ÷	* >	* >	2022	**	A)	* >	2022		A.)	* >	2022	**	4.4	*>	2022	98%	48%	30%
2023	· ·	*)	4)	2023	(v	A)	* >	2023	4.4	A)	4)	2023	**	4)	4)	2023	74% 66%	44% 43%	29% 28%
2025	4.4	A)	4)	2025	A)	A)	.)	2025	4)	4)	A)	2025 2026	••	A)	A)	2025 2026	62% 60%	42% 44%	28% 28%
(O dw O site Gro Abs Plannii Su Susta	ie Area: 0 rellings (0) dph. @(0) dph. ss profit: 0 corption: 0 rig gain at 0% boldy at 0 inability at 0 dable Hour 0	sing		dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Subsidy	Abb Pi at £36000 per u Sustai 209 70:30 (\$ Val dv O sit Gr Al Plann S	ctare site @(120 stare site @(120 storption: 50 unit anning gain at 1 anning gain at 10 ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ling gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) a @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% pubsidy at 0 vinability at 0 ridable Hou			dw O sit: Gro Ab Planni Si Sust:	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	ing
TEST 9 SH	HEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	o	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0			-	0			-	0		-	-	0	-	-	-	-	0%	0%	0%
0				0				0				0				6	0%	0%	0%
0				0				0				0			-	ő	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	°	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0			-	0	-			0	-		-	0	0%	0%	0%
ō				o o			-	ő				o o				ĕ	0%	0%	0%
0				0		-		0				0				ő	0% 0%	0% 0%	0% 0%
0	-			0	-	-	-	0	=	=	=	0	=	-		0	0% 0%	0% 0%	0% 0%
									ı	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 devellings (0) 0 stile @(0) dph.	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 DOWN MIDDLE UP	Value Area: 0	Value Area: 0											
Value Area: Four 50 dwellings (, 50 Flats) 0.46 Hectare site @(1,20 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subaids at 50 per unit (mem. 61 per unit (nitermediate) Sustainability at 600 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 0.000	O other lines O other line														
2011	Substant Substant														
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Susbidy at 10 per unit great por unit great por unit great por unit great por unit 20% Affordable Housing 20% Affordable Housing TEST 12 SHEET.	Value Area: Four dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 10 per unit 20% Affordable Housing Affordable Housing TEST 12 SHEET 12	Value Area: Four 5 do wellings (5 oF lats) 0.46 Hectare site @(120 DPH) ght. Gross profit; (20%) Absorption: 50 units p.a. Planning gian at 100%. Subsidy at ED per unit (rent) & ED per unit (interme-state) and the state of the	Value Area: Four dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (redn's 40 per unit (redn's 40 per unit) 20 (36 Affordable Housing 70 3% Affordable Housing 71 25 Hectary 12 Hectary 13 (18 Per unit) TEST 12 SHEET 12	Sustainability at £0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1											
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDE UP	2013	REDUCTION TO AFFORDABLE DOWN MIDDLE 100 1527% 577% 399% 2011 54267% 657% 439% 2012 -2249% 837% 487% 2013 -2249% 837% 487% 2014 1115% 1427% 557% 2015 -725% 407% 677% 2016 637% 2244% 627% 2017 -1207% 1827% 557% 2017 -1207% 1827% 557% 2018 -2055% 1227% 497% 2019 37555% 497% 459% 2021 1327% 547% 335% 2022 1327% 557% 335% 2023 507% 547% 334% 2024 181% 527% 333% 2025 777% 515% 327%											
		50 dwellings (50 Flats) 0.46 Hischare site @(120 DPH) ght, Gross profit: (20%) Absorption, 50 units p.a. Planning gain at 100%. Subsidy at E0 per unit (rent) & E0 per unit (interme Sustainability at E0 per unit 20%, Affordable Housing 70-30 Scotal Rent to Intermediate) 70-30 Scotal Rent to Intermediate)	diate)												

Subsid	50 dwelli 46 Hectare s Gross Absorpti Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	nts) PH) dph. a. iit (intermediate) unit ssing	Subsid	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate unit sing	e) Subsi	dwellir 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ss) PH) dph. a. bit (intermediate) unit unit	Subsi	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	ts) DPH) dph. .a. 6 nit (intermediate r unit	Subsic	dwellin 0.46 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	PH) dph. t (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1.25.		PDL			REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 470%	MIDDLE 53%	UP 35%
2011	~ ~	(v	* >	2011	* *	A >		2011	~ ~	A >	A P	2011	~ ~	* *	A.)	2011	-659%	62%	38%
2012 2013		**	* >	2012 2013	- * *		A)	2012			A)	2012	**	**	A)	2012	-172% -149%	80% 87%	43% 44%
2014	~ ~	**	*)	2014	**	**	A >	2014	~ ~	~ ~	* }	2014	**	**	(♥	2014	-81%	158%	51%
2015 2016	**		* >	2015 2016	**		A)	2015		**	A)	2015 2016	**		1.4	2015	-56%	801% 416%	62% 57%
2017	~ ~	• •	* >	2017	* *	~ ~		2017	• •	~ ~	A >	2017	• •	· ·	A.)	2017	-87%	207%	50%
2018 2019		**	4.)	2018 2019	**	**	4)	2018		**	A)	2018 2019		**	A)	2018	-133% -306%	130% 94%	44% 40%
2020	~ ~	••	A >	2020	**	4.4	A >	2020	~ ~	4 =	A >	2020	~ ~	**	A.):	2020	1077%	75%	36%
2021 2022	**	4+	* >	2021 2022	**	A >	*)	2021	**	A)	A)	2021 2022	**	4.4	A)	2021	206% 118%	63% 54%	33% 31%
2023		* >	* >	2023	**	. >	A >	2023	~ ~		A P	2023	••	A >		2023	87%	49%	29%
2024 2025	••	A }		2024 2025	(*	A)		2024 2025			A)	2024 2025				2024 2025	77%	47% 46%	29% 28%
2026	1.		*)	2026	*)	4)	->	2026	1+	4)		2026	**	4 ¥	4)	2026	69%	46%	28%
Subsid	Value Area: Four																		
		Rent to Inter	mediate)			Rent to Inter	mediate)			Rent to Inte	mediate)			Rent to Inte	rmediate)	0	100 (Social F	Rent to Inter	mediate)
1231 1				1231		INDUSTRIAL1		1231		INDUSTRIAL2		11231				1231	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 307%	MIDDLE 33%	
2011	**	<u> </u>	* >	2011	**		* >	2011			A P	2011	**		A >	2011		39%	23%
2012 2013		(+	* >	2012 2013	**	A >	*>	2012		A)	A >	2012		**	A)	2012	-112% -97%	49% 54%	26%
2014	~ ~		* >	2014	**	• •		2014	~ ~	**	*	2014	• •	• •	A.):	2014	-52%	95%	30%
2015 2016		**	A)	2015 2016	**		A)	2015		**	A >	2015 2016		**	A >	2015	-36% -41%	490%	36% 33%
2017	**	**	A >	2017	**			2017		**	A)	2017		• • •	A >	2017	-54%	122%	28%
2018 2019	••	* * *	A }	2018 2019	* *	~ v	4)	2018		~ v	A)	2018 2019	••	••	A)	2018	-82% -186%	75% 55%	25% 22%
2020		* >	* >	2020	**	* >	A >	2020			* >	2020		1.4		2020	645%	44%	20%
2021 2022	**	* >	A)	2021 2022		A)	4)	2021	**	A)	A)	2021	**	*>	A)	2021	121%	36% 31%	18% 17%
2023	4.4	**	**	2023		**	**	2023	* >	**	**	2023		**	**	2023	52%	29%	16%
2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	4+	**	**	2024 2025	46% 42%	28% 27%	16% 16%
2026	4		**	2026	*			2026	* >	**	**	2026	1+	11	**	2026	41%	29%	16%
	O dv O site Gro Ab: Plannii Su	ie Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0			dw O site Gro Abs Plannir Su	te Area: 0 tellings (0) te @(0) dph. ss profit: 0 topg gain at 0% tobsidy at 0 inability at 0		Sut	50 0.46 Hec C Abs Solidy at E0 per Sustair 20% 0:100 (S Vali dw O sit Gre Ab	value Area: F dwellings (50 tare site @(120 sross profit: (20 cross profit: (20 cross profit: (20 cross profit: 40 color feet of the bodial Rent to Infue due Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oss profit: 0 sinability at 0	Elats) DPH) dph. %) s p.a. DO% er unit (interme per unit	ediate)	dw O site Gro Ab Planni Se	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0			dw O site Gro Abs Plannii Su	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0	
		dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	ing
TEST 1	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
		GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE
0	DOWN -	- MIDDLE	- -	0	- DOWN	- MIDDLE	- UP	0	- DOWN	- MIDDLE	- -	0	- DOWN	- MIDDLE	- UP	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0		-	-	0		-	-	0				0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-		0				0	0%	0%	0%
0	-			0		-		0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0		-		0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
J	-	-	-	J.	-	-	-	U	- '	- /alue Area:	0	lu	-	-	-	U	0%	0%	0%
									Р	0 dwellings (0 0 site @(0) dpt Gross profit: 0 Absorption: 0 fanning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

50 dwe 0.46 Hectare Gro: Absorp Plann Subsidy at £0 per uni Sustainabl 20% Afi 70: 30 (Socia	pe Area: Four Illings (50 Flats) Isite @(120 DPH) dph. ss profit: (25%) stion: 50 units p.a. ing gain at 100% it (rent) & 50 per unit (intermedial ility at £1800 per unit fordable Housing I Rent to Intermediate)	e) Subsi	dwelling 46 Hectare sit Gross p Absorption Planning dy at £0 per unit (n Sustainability 20% Affor 0: 30 (Social R	profit: (25%) n: 50 units p.: gain at 100% ent) & £0 per ur at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit esting	e) Subsii	dwellin 46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo D: 30 (Social	i profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo 2:30 (Social I	profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hol	ts) DPH) dph. .a. .6 unit (intermedial or unit using	e) Subsid	dwellir .46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo 0: 30 (Social	e Area: Four ngs (50 Flat site @(120 D s profit: (25%) ion: 50 units p. 8 ing gain at 100% rent) & £0 per un ty at £1800 per brdable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit sing
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARI E
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	V V A)	2010	**	**	4)	2010	**	**	A)	2010 2011	**	**	()	2010	-324% -150%	76%	45% 50%
2012	* * * * * * * * * * * * * * * * * * *	2012	~ ~	• •	*>	2012	~ ~	**	A >	2012	~ ~	~ ~	4.4	2012	-92%	146%	58%
2013	V V A)	2013	**	**	A >	2013	**	**	4) (v	2013 2014	**		**	2013	-85% -58%	171% 807%	59% 73%
2015		2015		**	**	2015	~ ~	**	~ ~	2015	~ ~	~ ~	~~	2015	-45%	-271%	96%
2016	** (*	2016	**	-:-	A)	2016	**	**	A)	2016 2017	**	**	**	2016	-51% -62%	-394% -6484%	84% 71%
2018	V V A)	2018	••	**	*>	2018	••	* *	A >	2018	**	· ·	4.4	2018	-82%	402%	61%
2019	YY A)	2019	**	**	A):	2019	**	**	*>	2019 2020	**		A)	2019	-124% -249%	194% 131%	53% 47%
2021	V V A >	2021	**	1.4	* >	2021	• •	**	A >	2021 2022	**	**	A)	2021	-6431%	98%	43%
2022	(v A)	2022		*)	A)	2022	**	A >	A)	2022	**		A)	2022	170%	69%	39% 37%
2024	(v A)	2024	**	* >	* >	2024	••	A >	A >	2024 2025	**	~ ~	A >	2024	136%	66% 64%	36%
2025	(v A)	2025	**	* >	A >	2025	**	(*	A)	2025 2026	**		A)	2025	118% 112%	64%	35% 35%
	ue Area: Four			Area: Four		Sut	0.46 Hed Abs Pli osidy at E0 per u Sustail 20% 70:30 (S Value	hability at £1800 Affordable He ocial Rent to Intel Area: Fou	DPH) dph. %) s p.a. D0% eer unit (interme) busing ermediate)		Value	Area: Fou	r te)			e Area: Four	
0.46 Hectare Gros Absorp Plann Subsidy at £0 per uni Sustainabi	Illings (50 Flats) site @(120 DPH) dph. ss profit: (17%) tition: 50 units p.a. ing gain at 100% it (rent) & £0 per unit (intermedial illity at £1800 per unit fordable Housing		46 Hectare si Gross p Absorption	rofit: (17%) n: 50 units p.: gain at 100%	PH) dph.		.46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (17%) ion: 50 units p. ig gain at 1009	OPH) dph. a. b. init (intermediate)		Absorpti Plannin tv at £0 per unit i	profit: (17%) on: 50 units p g gain at 1009	.a. % init (intermedia)		.46 Hectare : Gross Absorpti Plannin v at E0 per unit (ngs (50 Flat site @(120 D sprofit: (17%) ion: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate)
70:30 (Socia TEST 17 SHEET 1	Rent to Intermediate)	70 TEST): 30 (Social R 17 SHEET 1	ent to Inter	mediate)	70 TEST	20% ATT 0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	70 TEST	20% And 1:30 (Social I	Rent to Inte	rmediate)	70 TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	l	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	A) A)	2010	**	* >	A)	2010		A)	A)	2010 2011	**	(-	A)	2010	229% 713%	55%	39% 42%
2012	V V A)	2012	~ ~	4.*		2012	**	**	A >	2012	**	~ ~	A >	2012	-459%	77%	47%
2013	V V A)	2013	* *	**	A)	2013	**	**	A)	2013 2014	**		A)	2013	-344% -132%	83% 129%	47% 54%
2015	V V A >	2015	~ ~	**	* >	2015	••	* *	4.)	2015	**	· ·	~ ~	2015	-83%	290%	64%
2016	V V A)	2016	* *		A }	2016 2017	• • •	• • •	A)	2016 2017	**		(v	2016	-100% -146%	226% 155%	59% 53%
2018	V V A)	2018	~ ~	**	A)	2018	~ ~	**	A)	2018 2019	**	~ ~	A)	2018	-280% -8281%	113%	48% 44%
2020	V V	2020	**	A)	A >	2020		4.4	A >	2020	**		A >	2020	313%	75%	40%
2021	A) A)	2021	**	* >	A)	2021	• •	A)	4)	2021 2022	**	4.4	A)	2021	155%	65% 57%	37% 35%
2023	A) A)	2023	**	A)		2023	**	A >	A P	2023	**	A >	.,	2023	84%	53%	33%
2024	A) A)	2024	A >	4)	4)	2024	(v	4)	A)	2024 2025	**	A)	A)	2024	76% 72%	51% 50%	33% 32%
2026	A) A)	2026	*)	*)	*)	2026	A)	alue Area: F	4)	2026	**	*)	.,	2026	70%	52%	32%
O c O si G A Plan	iliue Area: 0 thwellings (0) tle @(0) dph. tirosprofit: 0 tscoppion: 0 ming gain at 0% Subsidy at 0 Subsidy at 0		dwe O site Gros Abso Plannin Sub	e Area: 0 Illings (0) @(0) dph. sorption: 0 g gain at 0% sidy at 0 aubility at 0		Suit	0.46 Hec Absolute and the second second Sustain 20 per u Sustain 20 per u 20 per u 70:30 (S Val dy 0 sit Gri Ab Plann	dwellings (50 the graph of the	DPH) dph. %) s p.a. 00% per unit (interme per unit pusing	ediate)	dw O site Gro Ab Planni St	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0			dw O sit Gro Ab Planni Si	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	
0% Aff	ordable Housing		0% Afford	dable Hous	sing			rdable Hou	sing			rdable Hou	sing			rdable Hous	ing
TEST 18 SHEET 1	0	TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
DOWN	GREENFIELD MIDDLE UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	\dashv	REDU DOWN	MIDDLE	DABLE
0		0	- JOHN	-	-	0	- DOWN	- INDULE	-	0	- JOYIN	- AILDULE	- UP	0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0				ő				ő				o o	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-		0	-	-	-	0	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
0 _		0				0				0				0	0%	0%	0%
0		0	-		-	0		-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 _		ō	-	-	-	o	-	-	-	0	-	-		0	0%	0%	0%
0 -		0	-		-	0		-	-	0		-	-	0	0%	0%	0%
0		0	-			0	_	-	_	0	-	-	1	0	0%	0%	0%
							F	O dwellings (0 o site @(0) dpl Gross profit: (Absorption: Oflanning gain at Subsidy at 0 Sustainability at O 0	0 0								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 EST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
		0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0		0 0% 0% 0%
		0	0	0 0% 0% 0%
	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0		
		0 dwellings (0) 0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
	Value Area: 0	0		
Value Area: 0				
		Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 00 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'& Affordable Housing TEST 20 SHEET 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing EST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MODLE UP
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O NK 0% 0% 0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 EST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDEE UP 0 0 1 1 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Aftrordable Housing 0 TEST 20 SHEET 1 NUSTRIAL2 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 1 0 0 0 1 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 90% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Aftrordable Housing 0 TEST 20 SHEET 1 NUOSTRIAL2 DOWN MIDDLE UP 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 1 0 0 0 1 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MODE UP 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 COWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing O TEST 20 SHEET 1 PDL COWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) 0 10 10 10 10 10 10 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O% affordable Housing O EST 20 SHEET 1 COMPAN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing O TEST 20 SHEET 1 PDL COWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) 0 10 10 10 10 10 10 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O O% Affordable Housing O O OWN MODE	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 COWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O'8 Affordable Housing O'9 Affordable Upp TEST 20 SHEET 1 PDI. DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @ (0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 CREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MEDGE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O'8 Affordable Housing O'9 Affordable Upp TEST 20 SHEET 1 PDI. DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Mind Housing O'S Affordable Housing O'S Housing H	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTIAL COMPANIES COMPANIES	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTIAL COMPANIES COMPANIES	dwellings (0) 0 site @ (0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Mind Housing O'S Affordable Housing O'S Housing H	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)

Figure 48 - Sensitivity Testing

rigule 48 - Selisi	LIVII	y resting													
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.	0.	Value Area: Four 50 dwellings (50 Flat: 46 Hectare site @(120 DP)		0.	50 dwell	e Area: Four ings (50 Fla site @(120 D	ts)	0.		Area: Fou ings (50 Fl iite @(120 E	ats)	0	50 dwell	Area: Four ings (50 Fla site @(120 DF	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%			Absorpti Plannin	profit: (20%) ion: 50 units p.a ig gain at 100%		0.1.1	Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	.a. 6		Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit	e) Subsi	dy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per u	ınit) Subsi	Sustainabili	(rent) & £0 per un ty at £1800 per	unit	Subsit		y at £1800 pe	r unit	te) Subsid	Sustainabili	rent) & E0 per uni ty at £1800 per	unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)		20% Affordable Hous 30 (Social Rent to Interm			:30 (Social	ordable Hou Rent to Inter			:30 (Social I	rdable Hou Rent to Inte			0:30 (Social	rdable Hous Rent to Interr	
TEST 1 SHEET 1 GREENFIELD	TEST	1 SHEET 1 INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDU	CTION TO AFFORE	ABLE
DOWN MIDDLE UP	2010	DOWN MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP A >	2010	DOWN 534%	MIDDLE 61%	UP 40%
2011	2011	** **	A)	2011 2012	**	**	A }	2011 2012	• •	* *	A >	2011	-750% -195%	71% 92%	44% 50%
2013	2013	** **	A)	2013 2014	• •	* *	A)	2013 2014		* *	A)	2013	-170% -93%	101% 183%	51% 60%
2015	2015	** **	A)	2015	**	**	(v	2015	**	**	**	2015	-64% -75%	924%	72%
2017	2017	** **	A)	2017	**	**	A)	2017	**	**	(v	2017	-100% -154%	240%	58% 52%
2019	2019	**	* >	2019	•••	• • •	* >	2019	**	**	* >	2019	-353%	110%	46%
2021	2020	** **	*)	2020		1 *	* >	2020 2021	**	**	A)	2020	1247% 240%	87% 73%	42% 39%
2022	2022 2023	** A }	* >	2022	**	A)	A }	2022 2023	• •	* *	A)	2022	138% 101%	63% 57%	36% 34%
2024	2024 2025	V V A)	*)	2024 2025	•••	A)	A }	2024 2025	**	4 *	A)	2024 2025	89% 82%	55% 54%	34% 33%
2026	2026	(v A)		2026	V.	lue Area: Fe	A)	2026	**	1.4	4)	2026	80%	57%	33%
Value Area: Four 50 dwellings (50 Hats)		Value Area: Four 50 dwellings (50 Flat:	s)	Sub	Abs Pla sidy at £0 per u Sustair 20% 70:30 (S Value	Gross profit: (20% corption: 50 units anning gain at 10 pnability at £10 pnability at £1800 pnability at £1800 pocial Rent to Inte E Area: Four Ings (50 Flat	p.a. 0% er unit (interme per unit using ermediate)	ediate)		Area: Fou				Area: Four	rs)
0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit		46 Hectare site @(120 DPI Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% dy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per u	H) dph.		46 Hectare s Gross Absorpti Plannin dy at £0 per unit	site @(120 D) profit: (20%) ion: 30 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per	PH) dph. i. it (intermediate)		46 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ite @(120 L profit: (20%) on: 30 units p. g gain at 100%	OPH) dph. .a. 6 nit (intermedial		Gross Absorpti Plannin ly at £0 per unit (Sustainabili	site @(120 DF profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per	(intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Affordable Housi 30 (Social Rent to Interm	ing	70	20% Affo	Rent to Inter	sing	70	20% Affo 30 (Social I	rdable Hou	using	70	20% Affo	Rent to Inter	ing
TEST 2 SHEET 1 GREENFIELD	TEST	2 SHEET 1 INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2			2 SHEET 1	PDL		TEST	2 SHEET 1	CTION TO AFFORE	
DOWN MIDDLE UP	2010	DOWN MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 1354%	MIDDLE 64%	UP 42%
2011	2011	** (*	A)	2011	**	* *	A }	2011 2012	• •	**	A)	2011	-371% -178%	77%	46% 50%
2013	2013	••	A)	2013	••	••	A }	2013	••	••	(*	2013	-130% -78%	120%	53%
2015	2015	** **	*)	2015	**	**	* >	2015	**	**	**	2015	-68% -81%	663%	69%
2016	2016 2017	** **	* >	2016 2017	• •	* *	A F	2016 2017	**	* *		2016 2017	-81% -112%	366% 202%	63% 56%
2018	2018 2019	** **	* >	2018 2019	**	* *	A P	2018 2019	**	**	A)	2018	-186% -594%	134% 101%	50% 45%
2020	2020 2021	** (* ** A)	*)	2020 2021	•••	4.)	A }	2020 2021	**	**	A)	2020	524% 194%	81% 69%	41% 38%
2022	2022	× ×	A)	2022 2023		A)	A >	2022 2023	**	(v	A)	2022	122%	60% 57%	35% 34%
2024	2024	vv A) (v A)	A)	2024	**	A)	A }	2024	**	(*	A)	2024	86%	54% 55%	33% 33%
2026	2026	(v A)	*)	2026		ilue Area: Fo	* >	2026	- ;;	**	*>	2026	79%	58%	33%
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.		Value Area: Four 50 dwellings (50 Flat 46 Hectare site @(120 DP)	s)		0.46 Hec C Abs Sidy at E0 per u Sustair 20% 70:30 (S Value 50 dwell	dwellings (50 F tare site @(120) Gross profit: (20) corption: 30 units anning gain at 10 init (rent) & £0 p tability at £1800 & Affordable Ho ocial Rent to Integratings (50 F lastife @(120 D site @ (120 D site @	DPH) dph. 6) p.a. 0% er unit (interme per unit using rmediate)		Value 50 dwelli 46 Hectare s	Area: Fou	r ats)		Value 50 dwell	e Area: Four ings (50 Fla site @(120 DF	is)
Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing	e) Subsi	Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% dy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per u 20% Affordable Housi	(intermediate init ing) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	s profit: (20%) ion: 70 units p.a ig gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	it (intermediate) unit sing	Subsit	Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	a. 6 nit (intermediat r unit using	te) Subsid	Gross Absorpti Plannin ly at E0 per unit (Sustalnabili 20% Affo	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per ordable Hous	(intermediate) unit s ing
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		1:30 (Social Rent to Interm 3 SHEET 1	nediate)	TEST	3 SHEET 1	Rent to Inter	mediate)): 30 (Social I 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP DOWN DOWN	2010	INDUSTRIAL1 DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010		MIDDLE	
2010	2010	** A)	4)	2010	- ; ;	4)	A)	2010 2011 2012	- ; ;	- ; ;	A)	2010	-1386% -191%	69%	41% 44% 51%
2013	2013	**	A)	2013	**	**	* *	2013	**	**	A)	2013	-160% -101%	104%	52% 58%
2015	2015	**	A)	2015	**	**	(v	2015 2016	**	**	**	2015	-61% -71%	1748%	76% 69%
2017	2017	**	4)	2016	- ; ;	**	A)	2017	- ; ;		(v	2016	-71% -92% -135%	290% 17,2%	61% 54%
2019	2019	** **	A)	2019	**	**	A)	2019	**	**	A)	2019	-265% -7406%	119% 93%	48% 43%
2021	2021	** (*	A)	2021	**	(v	A }	2021	**	**	A)	2021	301% 156%	77% 66%	40% 37%
2023	2023	V V A)	A)	2023	**	A)	A P	2023	**	1 +	A)	2023	107% 93%	58% 56%	35% 34%
2025 2026	2025 2026	(v A)	4)	2025 2026	**	4)	A)	2025 2026	**	1 +	A)	2025 2026	84% 81%	54% 57%	33% 33%
				Sub	50 0.46 Hec 0 Abs Pla sidy at E0 per u Sustair 20%	dwellings (50 F dwellings (50 F stare site @(120 I Gross profit: (20 I scrption: 70 units anning gain at 10 init (rent) & £0 p nability at £1800 5 Affordable Ho ocial Rent to Inte	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit	ediate)							

Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% Suboidy at 50 per unit (en) 8.6 per unit (en) 8.5 Suboidy at 50 per unit (en) 8.6 Affordable Housin 20% Affordable Housin	ntermediate) it 1g	Subsid	dwelling 46 Hectare si Gross Absorption Planning dy at £0 per unit (r Sustainability 20% Affor	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediat unit unit	e) Subsi	dwellir 46 Hectare : Gross Absorpti Planni dy at £0 per unit Sustainabili 20% Affo	e Area: Four igs (50 Flat site @(120 D profit: (20%) on: 50 units p. on: 50 units p. on: 50 units p. on: 50 per units p. (rent) & £0 per units at £1800 per ordable Hou	S) PH) dph. a. it (intermediate) unit sing	Subsid	dwellin 46 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit 20% Affo	profit: (20%) on: 50 units p. og gain at 50% rent) & £0 per u y at £1800 pe rdable Hou	ts) DPH) dph. a. init (intermediate or unit unit using	te) Subsic	dwellin 0.46 Hectare s Gross Absorpti Plannir dy at £0 per unit (r Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per unity at £1800 per prdable Hous	t (intermediate) unit sing
70:30 (Social Rent to Interme TEST 4 SHEET 1	diate)		:30 (Social R	Rent to Inter	mediate)	TEST	30 (Social 4 SHEET 1	Rent to Inter	mediate)	TEST): 30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 4 SHEET 1	Rent to Inter	mediate)
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1		PDL			REDU	CTION TO AFFORI	
2010 DOWN MIDDLE		2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE .	UP	2010	DOWN 283%	MIDDLE 57%	UP 39%
2011		2011 2012	• •	A) V V	A)	2011	••	A)	A P	2011 2012	**	**	A)	2011	2495% -312%	65%	42% 47%
2013	* >	2013	- ;;	Ų.	A)	2013		**	*	2013	**		A)	2013	-251%	87%	48%
2014		2014 2015	**	~ ~	A)	2014	~~	**	A)	2014 2015	**	- ;;		2014	-112% -75%	145% 367%	56% 66%
2016	* >	2016 2017	**	* *	A)	2016 2017	~~	**	A >	2016 2017	**	**	(*	2016 2017	-89% -125%	273% 175%	61% 54%
2018	A >	2017	**			2017		**	* >	2017	**	- ;;	A)	2018	-218%	123%	49%
2019		2019 2020	**	4.4	A)	2019	••	**	A Þ	2019 2020	**	**	A)	2019	-964% 408%	94% 78%	44% 40%
2021	A >	2021	~ ~	A >		2021	Ų.	A)	* >	2021	**		* >	2021	174%	67%	37%
2022		2022 2023	**	A)	A >	2022	**	4)	A)	2022	**	4 *	A }	2022	113% 88%	58% 54%	35% 33%
2024	* >	2024	(▼	A >		2024		A 3	* >	2024	• •	A }	A >	2024	79%	52%	33%
2026		2025 2026	*>	A)	* >	2025	4+	A)	A >	2025 2026	**	(v	4.7	2025	74% 72%	51% 53%	32% 32%
Value Area: Four Sto dwellings (.50 Flats) 0.46 Hectare site @(120 DPH) Gross profit: (200) Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 200% Subsidy at 60 per unit (ren) a 60 per u	up UP A A A A A A A A A A A A A	Subsid	dwelling 46 Hectare si Gross Absorption Planning by at £0 per unit (in Sustainability	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit unit	e) Subsi	70:30 (S Value dwellir 46 Hectare: Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo	Affordable Management of the M	using ermediate) S) PH) dph. a. dit (intermediate) unit sing	Subsit	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 rent) & £0 per u y at £1800 pe rdable Hou	ts) DPH) dph. a. a. 6 nit (intermediat r unit using	te) Subsic	dwellin 0.46 Hectare s Gross Absorptin Plannin dy at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social I) 5 SHEET 1	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per unity at £1800 per prdable Hous	t (intermediate) unit sing mediate)
2023	A >	2023	**	A >	4)	2023	~ ~	A)	A)	2023	**		A)	2023	146%	67%	37%
2024		2024 2025	**	A)	A)	2024	• • •	A)	A >	2024 2025	**	**	A)	2024	121% 107%	64% 62%	36% 35%
Value Area: Four 50 dwellings (.50 flats) 0.46 Hectas site @(120 DPH) Cross profit: (200) Absorption: 50 units pa. 91 laning gain at 100. Salesiay at £8500 per unit (work) at £26000 per unit Sustainability at £1800 per unit	(intermediate)		dwelling 46 Hectare si Gross Absorptio Planning at £48500 per unit () Suistainability	profit: (20%) on: 50 units p.; g gain at 100% rent) & £26000 per v at £1800 per	s) PH) dph. a. unit (intermedia		Absorpt et 48800 per ut 1890 p	tare site @(120 forost profit: (20' forost pro	6) p.a. p.a. 10% er unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit		dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps v at £1800 pe	ts) DPH) dph. a. 6 r unit (intermedia r unit		dwellin 0.46 Hectare s Gross Absorptic Plannin by at £48500 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. unit (intermediate
20% Affordable Housin 70:30 (Social Rent to Interme	ng	70	20% Affor 30 (Social R	rdable Hou	sing	70	20% Aff	rdable Hou Rent to Inter	sing	70	20% Affo 0:30 (Social I	rdable Hou	using	7	20% Affo 0:30 (Social I	rdable Hous	sing
TEST 6 SHEET 1 GREENFIELD			5 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL			6 SHEET 1	CTION TO AFFORI	
DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 257%	MIDDLE 37%	UP 27%
2011	A >	2011 2011 2012	**	A)	A)	2011		4)	A)	2011	• •	(v	A)	2010	-352% -91%	43% 54%	30%
2013	A >	2013		A)		2013	- ;;	(*	A >	2013	- ;;	- ;;	.,	2013	-79%	54% 59%	34%
2014		2014 2015	**	**	A)	2014	**	* *	* *	2014 2015	**	**	A) (v	2014	-44% -32%	107% 558%	40% 50%
2016	* >	2016 2017	• •	**	A)	2016	**	• •	A)	2016 2017	• •	**	A)	2016	-39% -54%	295% 149%	46% 41%
2018	A >	2018	**	~ ~	* >	2018	~ ~		* >	2018	**		* >	2018	-86%	95%	37%
2020	. >	2019 2020	**	4 +	4)	2019 2020	**	4.)	A)	2019 2020	**	**	A)	2019 2020	-205% 750%	59%	34% 32%
2021		2021 2022	**	A)	4)	2021	**	A)	A)	2021 2022	* *	(v	A)	2021	148% 87%	50% 44%	30% 28%
2023	* >	2023	* +	A >	4)	2023	4.4	4)	* >	2023		A)	A >	2023	67%	41%	27%
2024	A)	2024 2025	A P	A)	* >	2024	*)	A)	* >	2024 2025	**	*)	* >	2024	60% 56%	39% 39%	27% 26%
2026	*)	2026	*)	-)	^)	2026 Subsidy	50 0.46 Hec (Abs Pli at £48500 per u Sustain 20%	dwellings (50 F dwellings (50 F tare site @(120 cross profit: (20' corption: 50 unit: anning gain at 11 init (rent) & £26 hability at £1800 b Affordable Ho ocial Rent to Int	lats) DPH) dph. 6) i p.a. 10% 100 per unit (in) per unit	2026 termedia	ate)	.,	*}	2026	54%	41%	26%

O.46 I	50 dwelli Hectare s Gross Absorptio Planning 25000 per unit (Area: Four ngs (50 Flat ite @(120 E profit: (20%) on: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 per	ats) DPH) dph. a. 6 r unit (intermediat		dwellin 46 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	is) PH) dph. a. is		dwellin 46 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Founds (50 Flasiste @(120 E) profit: (20%) ion: 50 units p. log gain at 1009 (rent) & £22000 pe ty at £1800 pe	ts) DPH) dph. a. 6 r unit (intermediate		dwellin 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	its) DPH) dph. .a. % er unit (intermedia		dwellir 0.46 Hectare s Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.
2	0% Affo	rdable Hou lent to Inter	ısing	70	20% Affo 0:30 (Social I	rdable Hou	ısing	70	20% Aff	rdable Hou Rent to Inte	ısing	70	20% Affo 0:30 (Social I	rdable Ho	using	7	20% Affo 0:30 (Social	ordable Hou	sing
TEST 7 SH			illeulate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		irriediate)	TEST	7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	4)	4)	2010	**	A)	4)	2010	**	A)	A)	2010 2011	**	4.4	A)	2010	374% -520%	47% 55%	33% 36%
2012	~ ~	••	4)	2012	**	A >	A)	2012	**	4.4	A)	2012 2013	* *	~ ~	4)	2012	-136% -118%	70%	40% 41%
2014			4)	2014	**	* *	* >	2014	**	**	4)	2014	**		A)	2014	-65%	139%	48%
2015		**	4)	2015	**	**	*>	2015	**	**	A }	2015 2016	**	• •	1.4	2015	-46% -54%	713% 374%	59% 54%
2017	- · ·	- ÷÷	* >	2017	**	**	A >	2017	**		A F	2017	**	Ų.	A >	2017	-73%	188%	48%
2018			A)	2018	**	* *	A)	2018	**	**	A)	2018 2019	**		A)	2018 2019	-115% -268%	119% 87%	43% 39%
2020	· ·	4 ¥	4)	2020	**	A)	A)	2020	**	4+	A)	2020 2021	• •	**	A }	2020	960% 187%	71% 60%	36% 34%
2022		* >	* >	2022	**	A)	* >	2022	~ ~	A)	A >	2022	**	4 🕶	*>	2022	108%	52%	31%
2023		*)	4)	2023	* * *	A)	4)	2023	4.4	A)	4)	2023	**	4)	4)	2023	81% 72%	48% 46%	30% 30%
2025	1.	* >	* >	2025	* >	A >	* >	2025	* >	A >	A F	2025		*>	* >	2025	67%	45%	29%
2026	4.4	* >	.,	2026	*)	*)	.,	2026	A)	ilue Area: F	OUT	2026	**	1.4	۸)	2026	65%	48%	29%
O.46 I	50 dwelli Hectare s Gross Absorptio Planning 36000 per unit (Sustainabilit 20% Affo	Area: Four ngs (50 Flate @(120 E) profit: (20%) on: 50 units p. g gain at 100% rent) & £24000 per rdable Hou ent to Inter	ats) DPH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwellin 46 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. runit (intermedia unit	te) Subsidy	70:30 (S Value dwellin .46 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 20% Affe	s Affordable Hisocial Rent to Inte e Area: Four ings (50 Fla site @(120 E profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & E24000 pe ty at £1800 pe profable Hou Rent to Inte	ermediate) r (s) (s) (PH) dph. a. b b b b c unit (intermediate r unit using	i) Subsidy	dwellin 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	nts) DPH) dph. a.a. wer unit (intermedialer unit unit	ate) Subsid	dwellir 0.46 Hectare s Gross Absorpti Plannin by at £36000 per unit Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) PH) dph. . unit (intermediate) unit sing
TEST 8 SH	HEET 1		mediate		8 SHEET 1		mediate		8 SHEET 1		mediate		8 SHEET 1		inicalate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR MIDDLE	UP
2010		A P	A)	2010		A)	*)	2010	**	A)	A)	2010 2011	**	(*	4)	2010	319% -441%	42% 49%	30% 33%
2012		**	A)	2012	**	4.7	A)	2012	• •	1.	A)	2012 2013	**	**	A)	2012	-115% -100%	63%	37% 38%
2014	· ·	÷÷	* >	2014	**	**	* >	2014	• •	**	* >	2014	**	**	A >	2014	-55%	124%	45%
2015	**		A)	2015 2016	**	**	A)	2015	**	**	A)	2015 2016	**	**	(*	2015	-39% -47%	640% 336%	55% 50%
2017	• •		* >	2017	**	**	A >	2017	• •	**	A >	2017	* *	~ ~	* >	2017	-64% -101%	169%	45%
2018 2019			4)	2018 2019	**	**	A)	2018 2019	**	**	A)	2018 2019	**		A)	2018 2019	-101%	79%	41% 37%
2020		4+	4)	2020	**	A)	4)	2020	**	A)	A)	2020 2021	**	**	4)	2020	861% 169%	65% 55%	34% 32%
2022	÷ ÷	* >	* >	2022	**	A)	* >	2022		A)	* >	2022	**	4.4	*>	2022	98%	48%	30%
2023	· ·	*)	4)	2023	(v	A)	*>	2023	4.4	A)	4)	2023	**	4)	4)	2023	74% 66%	44% 43%	29% 28%
2025	4.4	A)	4)	2025	A)	A)	.)	2025	4)	4)	A)	2025 2026	••	A)	A)	2025 2026	62% 60%	42% 44%	28% 28%
(O dw O site Gro Abs Plannii Su Susta	ie Area: 0 rellings (0) dph. @(0) dph. ss profit: 0 corption: 0 rig gain at 0% boldy at 0 inability at 0 dable Hour 0	sing		dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Subsidy	Abb Pi at £36000 per u Sustai 209 70:30 (\$ Val dv O sit Gr Al Plann S	ctare site @(120 stare site @(120 storption: 50 unit anning gain at 1 anning gain at 10 ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ling gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) a @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% pubsidy at 0 vinability at 0 ridable Hou			dw O sit: Gro Ab Planni Si Sust:	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	ing
TEST 9 SH	HEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	o	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0			-	0			-	0		-	-	0	-	-	-	-	0%	0%	0%
0				0				0				0				6	0%	0%	0%
0				0				0				0			-	ő	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	°	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0			-	0	-			0	-		-	0	0%	0%	0%
ō				o o				ő				o o				ĕ	0%	0%	0%
0				0		-		0				0	-	-		ő	0% 0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	=	=	=	0	=	-		0	0% 0%	0% 0%	0% 0%
									ı	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 devellings (0) 0 stile @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 Sustainability at 0 Sustainability at 0 O'S Affordable Housing O'S Afforda	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 DOWN MIDDLE UP	Value Area: 0	Value Area: 0											
Value Area: Four 50 dwellings (, 50 Flats) 0.46 Hectare site @(1,20 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subaids at 50 per unit (mem. 61 per unit (nitermediate) Sustainability at 600 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 0.000	O other lines O other line														
2011	Substant Substant														
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Susbidy at 10 per unit great por unit great por unit great por unit great por unit 20% Affordable Housing 20% Affordable Housing TEST 12 SHEET.	Value Area: Four dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 10 per unit 20% Affordable Housing Affordable Housing TEST 12 SHEET 12	Value Area: Four 5 do wellings (5 oF lats) 0.46 Hectare site @(120 DPH) ght. Gross profit; (20%) Absorption: 50 units p.a. Planning gian at 100%. Subsidy at ED per unit (rent) & ED per unit (interme-state) and the state of the	Value Area: Four dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (redn's 40 per unit (redn's 40 per unit) 20 (36 Affordable Housing 70 3% Affordable Housing 71 25 Hectary 12 Hectary 13 (18 Per unit) TEST 12 SHEET 12	Sustainability at £0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1											
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDE UP	2013	REDUCTION TO AFFORDABLE DOWN MIDDLE 100 1527% 577% 399% 2011 54267% 657% 439% 2012 -2249% 837% 487% 2013 -2249% 837% 487% 2014 1115% 1427% 557% 2015 -725% 407% 677% 2016 637% 2244% 627% 2017 -1207% 1827% 557% 2017 -1207% 1827% 557% 2018 -2055% 1227% 497% 2019 37555% 497% 459% 2021 1327% 547% 335% 2022 1327% 557% 335% 2023 507% 547% 334% 2024 181% 527% 333% 2025 777% 515% 327%											
		50 dwellings (50 Flats) 0.46 Hischare site @(120 DPH) ght, Gross profit: (20%) Absorption, 50 units p.a. Planning gain at 100%. Subsidy at E0 per unit (rent) & E0 per unit (interme Sustainability at E0 per unit 20%, Affordable Housing 70-30 Scotal Rent to Intermediate) 70-30 Scotal Rent to Intermediate)	diate)												

Subsid	50 dwelli 46 Hectare s Gross Absorpti Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	nts) PH) dph. a. iit (intermediate) unit ssing	Subsid	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate unit sing	e) Subsi	dwellir 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ss) PH) dph. a. bit (intermediate) unit unit	Subsi	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	ts) DPH) dph. .a. 6 nit (intermediate r unit	Subsic	dwellin 0.46 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	PH) dph. t (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1.25.		PDL			REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 470%	MIDDLE 53%	UP 35%
2011	~ ~	(v	* >	2011	* *	A >		2011	~ ~	A >	A P	2011	~ ~	* *	A.)	2011	-659%	62%	38%
2012 2013		**	* >	2012 2013	- * *		A)	2012			A)	2012	**	**	A)	2012	-172% -149%	80% 87%	43% 44%
2014	~ ~	**	*)	2014	**	**	A >	2014	~ ~	~ ~	* }	2014	**	**	(*	2014	-81%	158%	51%
2015 2016	**		* >	2015 2016	**		A)	2015		**	A)	2015 2016	**		1.4	2015	-56%	801% 416%	62% 57%
2017	~ ~	• •	* >	2017	* *	~ ~		2017	• •	~ ~	A >	2017	• •	· ·	A.)	2017	-87%	207%	50%
2018 2019		**	4.)	2018 2019	**	**	4)	2018		**	A)	2018 2019		**	A)	2018	-133% -306%	130% 94%	44%
2020	~ ~	••	A >	2020	**	4.4	A >	2020	~ ~	4 =	A >	2020	~ ~	**	A.):	2020	1077%	75%	36%
2021 2022	**	(v	* >	2021 2022	**	A >	*)	2021	**	A)	A >	2021 2022	**	4.4	A)	2021	206% 118%	63% 54%	33% 31%
2023		* >	* >	2023	**	. >	A >	2023	~ ~		A P	2023	••	A >		2023	87%	49%	29%
2024 2025	••	A }		2024 2025	(*	A)		2024 2025			A)	2024 2025				2024 2025	77%	47% 46%	29% 28%
2026	1.		*)	2026	*)	4)	->	2026	1+	4)		2026	**	4 ¥	4)	2026	69%	46%	28%
Subsid	Value Area: Four																		
		Rent to Inter	mediate)			Rent to Inter	mediate)			Rent to Inte	mediate)			Rent to Inte	rmediate)	0	100 (Social F	Rent to Inter	mediate)
1231 1				1231		INDUSTRIAL1		1231		INDUSTRIAL2		11231				1231	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 307%	MIDDLE 33%	
2011	**	<u> </u>	* >	2011	**		* >	2011			A P	2011	**	4.4	A >	2011		39%	23%
2012 2013		(+	* >	2012 2013	**	A >	*>	2012		A)	A >	2012		**	A)	2012	-112% -97%	49% 54%	26% 26%
2014	~ ~		* >	2014	**	• •		2014	~ ~	**	*	2014	• •	• •	A.):	2014	-52%	95%	30%
2015 2016		**	A)	2015 2016	**		A)	2015		**	A >	2015 2016		**	A >	2015	-36% -41%	490%	36% 33%
2017	**	**	A >	2017	**			2017		**	A)	2017		• • •	* >	2017	-54%	122%	28%
2018 2019	••	* * *	A }	2018 2019	* *	~ v	4)	2018		~ v	A)	2018 2019	••	••	A)	2018	-82% -186%	75% 55%	25% 22%
2020		* >	* >	2020	**	* >	A >	2020			* >	2020		1.4		2020	645%	44%	20%
2021 2022	**	* >	A)	2021 2022		A)	4)	2021	**	A)	A)	2021	**	*>	A)	2021	121%	36% 31%	18% 17%
2023	4.4	**	**	2023		**	**	2023	* >	**	**	2023		**	**	2023	52%	29%	16%
2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	4+	**	**	2024 2025	46% 42%	28% 27%	16% 16%
2026	4		**	2026	*			2026	* >	**	**	2026	1+	11	**	2026	41%	29%	16%
	O dv O site Gro Ab: Plannii Su	ie Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0			dw O site Gro Abs Plannir Su	te Area: 0 tellings (0) te @(0) dph. ss profit: 0 topg gain at 0% tobsidy at 0 inability at 0		Sut	50 0.46 Hec C Abs Solidy at E0 per Sustair 20% 0:100 (S Vali dw O sit Gre Ab	value Area: F dwellings (50 tare site @(120 sross profit: (20 cross profit: (20 cross profit: (20 cross profit: 40 color feet of the bodial Rent to Infue due Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oss profit: 0 sinability at 0	Elats) DPH) dph. %) s p.a. DO% er unit (interme per unit	ediate)	dw O site Gro Ab Planni Se	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0			dw O site Gro Abs Plannii Su	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0	
		dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	ing
TEST 1	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
		GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE
0	DOWN -	- MIDDLE	- -	0	- DOWN	- MIDDLE	- UP	0	- DOWN	- MIDDLE	- -	0	- DOWN	- MIDDLE	- UP	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0		-	-	0		-	-	0				0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-		0				0	0%	0%	0%
0	-			0		-		0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0		-		0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
J	-	-	-	J.	-	-	-	U	- '	- /alue Area:	0	lu	-	-	-	U	0%	0%	0%
									Р	0 dwellings (0 0 site @(0) dpt Gross profit: 0 Absorption: 0 fanning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

50 dwe 0.46 Hectare Gro: Absorp Plann Subsidy at £0 per uni Sustainabl 20% Afi 70: 30 (Socia	pe Area: Four Illings (50 Flats) Isite @(120 DPH) dph. ss profit: (25%) stion: 50 units p.a. ing gain at 100% it (rent) & 50 per unit (intermedial ility at £1800 per unit fordable Housing I Rent to Intermediate)	e) Subsi	dwelling 46 Hectare sit Gross p Absorption Planning dy at £0 per unit (n Sustainability 20% Affor 0: 30 (Social R	profit: (25%) n: 50 units p.: gain at 100% ent) & £0 per ur at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit esting	e) Subsii	dwellin 46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo D: 30 (Social	i profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo 2:30 (Social I	profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hol	ts) DPH) dph. .a. .6 unit (intermedial or unit using	e) Subsid	dwellir .46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo 0: 30 (Social	e Area: Four ngs (50 Flat site @(120 D s profit: (25%) ion: 50 units p. 8 ing gain at 100% rent) & £0 per un ty at £1800 per brdable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit sing
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARI E
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	V V A)	2010	**	**	4)	2010	**	**	A)	2010 2011	**	**	()	2010	-324% -150%	76%	45% 50%
2012	* * * * * * * * * * * * * * * * * * *	2012	••	**	*>	2012	~ ~	**	A >	2012	~ ~	~ ~	4.4	2012	-92%	146%	58%
2013	V V A)	2013	**	**	A >	2013	**	**	4) (v	2013 2014	**		**	2013	-85% -58%	171% 807%	59% 73%
2015		2015		**	**	2015	~ ~	**	~ ~	2015	~ ~	~ ~	~~	2015	-45%	-271%	96%
2016	** (*	2016	**	-:-	A)	2016	**	**	A)	2016 2017	**	**	**	2016	-51% -62%	-394% -6484%	84% 71%
2018	V V A)	2018	••	**	*>	2018	••	* *	A >	2018	**	· ·	4.4	2018	-82%	402%	61%
2019	YY A)	2019	**	**	A }	2019	**	**	*>	2019 2020	**		A)	2019	-124% -249%	194%	53% 47%
2021	V V A >	2021	**	1.4	* >	2021	• •	**	A >	2021 2022	**	**	A)	2021	-6431%	98%	43%
2022	(v A)	2022		*)	A)	2022	**	A >	A)	2022	**		A)	2022	170%	69%	39% 37%
2024	(v A)	2024	**	* >	* >	2024	••	A >	A >	2024 2025	**	~ ~	A >	2024	136%	66% 64%	36%
2025	(v A)	2025	**	* >	A >	2025	**	(*	A)	2025 2026	**		A)	2025	118% 112%	64%	35% 35%
	ue Area: Four			Area: Four		Sut	0.46 Hed Abs Pli osidy at E0 per u Sustail 20% 70:30 (S Value	hability at £1800 Affordable He ocial Rent to Intel Area: Fou	DPH) dph. %) s p.a. D0% eer unit (interme) busing ermediate)		Value	Area: Fou	r te)			e Area: Four	
0.46 Hectare Gros Absorp Plann Subsidy at £0 per uni Sustainabi	Illings (50 Flats) site @(120 DPH) dph. ss profit: (17%) tition: 50 units p.a. ing gain at 100% it (rent) & £0 per unit (intermedial illity at £1800 per unit fordable Housing		46 Hectare si Gross p Absorption	rofit: (17%) n: 50 units p.: gain at 100%	PH) dph.		.46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (17%) ion: 50 units p. ig gain at 1009	OPH) dph. a. b. init (intermediate)		Absorpti Plannin tv at £0 per unit i	profit: (17%) on: 50 units p g gain at 1009	.a. % init (intermedia)		.46 Hectare : Gross Absorpti Plannin v at E0 per unit (ngs (50 Flat site @(120 D sprofit: (17%) ion: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate)
70:30 (Socia TEST 17 SHEET 1	Rent to Intermediate)	70 TEST): 30 (Social R 17 SHEET 1	ent to Inter	mediate)	70 TEST	20% ATT 0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	70 TEST	20% And 1:30 (Social I	Rent to Inte	rmediate)	70 TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	l	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	A) A)	2010	**	* >	A)	2010		A)	A)	2010 2011	**	(-	A)	2010	229% 713%	55%	39% 42%
2012	V V A)	2012	~ ~	4.*		2012	**	**	A >	2012	**	~ ~	A >	2012	-459%	77%	47%
2013	V V A)	2013	* *	**	A)	2013	**	**	A)	2013 2014	**		A)	2013	-344% -132%	83% 129%	47% 54%
2015	V V A >	2015	~ ~	**	* >	2015	••	* *	4.)	2015	**	· ·	~ ~	2015	-83%	290%	64%
2016	V V A)	2016	* *		A }	2016 2017	• • •	• • •	A)	2016 2017	**		(v	2016	-100% -146%	226% 155%	59% 53%
2018	V V A)	2018	~ ~	**	A)	2018	~ ~	**	A)	2018 2019	**	~ ~	A)	2018	-280% -8281%	113%	48% 44%
2020	V V	2020	**	A)	A >	2020		4.4	A >	2020	**		A >	2020	313%	75%	40%
2021	A) A)	2021	**	* >	A)	2021	• •	A)	4)	2021 2022	**	4.4	A)	2021	155%	65% 57%	37% 35%
2023	A) A)	2023	**	A)		2023	**	A >	A P	2023	**	A >	.,	2023	84%	53%	33%
2024	A) A)	2024	A >	4)	4)	2024	(v	4)	A)	2024 2025	**	A)	A)	2024	76% 72%	51% 50%	33% 32%
2026	A) A)	2026	*)	*)	*)	2026	A)	alue Area: F	4)	2026	**	*)	.,	2026	70%	52%	32%
O c O si G A Plan	iliue Area: 0 thwellings (0) tle @(0) dph. tirosprofit: 0 tscoppion: 0 ming gain at 0% Subsidy at 0 Subsidy at 0		dwe O site Gros Abso Plannin Sub	e Area: 0 Illings (0) @(0) dph. sorption: 0 g gain at 0% sidy at 0 aubility at 0		Suit	0.46 Hec Absolute and the second second Sustain 20 per u Sustain 20 per u 20 per u 70:30 (S Val dy 0 sit Gri Ab Plann	dwellings (50 the graph of the	DPH) dph. %) s p.a. 00% per unit (interme per unit pusing	ediate)	dw O site Gro Ab Planni St	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0			dw O sit Gro Ab Planni Si	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	
0% Aff	ordable Housing		0% Afford	dable Hous	sing			rdable Hou	sing			rdable Hou	sing			rdable Hous	ing
TEST 18 SHEET 1	0	TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
DOWN	GREENFIELD MIDDLE UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	\dashv	REDU DOWN	MIDDLE	DABLE
0		0	- JOHN	-	-	0	- DOWN	- INDULE	-	0	- JOYIN	- AILDULE	- UP	0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0				ő				ő				o o	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-		0	-	-	-	0	0%	0%	0%
0 _		0	-	-	-	0	_	-	-	0		-	-	0	0%	0% 0%	0% 0%
0 _		0				0				0				0	0%	0%	0%
0		0	-		-	0		-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 _		ō	-	-	-	o	-	-	-	0	-	-		0	0%	0%	0%
0 -		0	-		-	0		-	-	0		-	-	0	0%	0%	0%
0		0	-			0	_	-	_	0	-	-	1	0	0%	0%	0%
							F	O dwellings (0 o site @(0) dpl Gross profit: (Absorption: Oflanning gain at Subsidy at 0 Sustainability at O 0	0 0								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 EST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
		0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0		0 0% 0% 0%
		0	0	0 0% 0% 0%
	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0		
		0 dwellings (0) 0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
	Value Area: 0	0		
Value Area: 0				
		Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 00 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'& Affordable Housing TEST 20 SHEET 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing EST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MODLE UP
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O NK 0% 0% 0 NK 0% O'K 0%
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 EST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDEE UP 0 0 1 1 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Aftrordable Housing 0 TEST 20 SHEET 1 NUSTRIAL2 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 1 0 0 0 1 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 90% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Aftrordable Housing 0 TEST 20 SHEET 1 NUOSTRIAL2 DOWN MIDDLE UP 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 1 0 0 0 1 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MODE UP 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 COWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing O TEST 20 SHEET 1 PDL COWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) 0 10 10 10 10 10 10 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O% affordable Housing O EST 20 SHEET 1 COMPAN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 PDL. COWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) 0 10 10 10 10 10 10 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O O% Affordable Housing O O OWN MODE	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 COWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O'8 Affordable Housing O'9 Affordable Upp TEST 20 SHEET 1 PDI. DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @ (0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 CREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MEDGE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O'8 Affordable Housing O'9 Affordable Upp TEST 20 SHEET 1 PDI. DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Mind Housing O'S Affordable Housing O'S Housing H	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTIAL COMPANIES COMPANIES	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTIAL COMPANIES COMPANIES	dwellings (0) 0 site @ (0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Mind Housing O'S Affordable Housing O'S Housing H	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)

Figure 49 - Sensitivity Testing

rigule 49 - Selisi	LIVII	y resumg													
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.	0.	Value Area: Four 50 dwellings (50 Flats) 46 Hectare site @(120 DPH)		0.	50 dwell	e Area: Four ings (50 Fla site @(120 D	ts)	0.		Area: Fou ings (50 Fl iite @(120 E	ats)	0	50 dwell	Area: Four ings (50 Fla site @(120 DF	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%			Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%		0.1.1	Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	.a. 6		Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit	s) Subsi	dy at £0 per unit (rent) & £0 per unit (in Sustainability at £1800 per unit	it	Subsi	Sustainabili	(rent) & £0 per un ty at £1800 per	unit	Subsit		y at £1800 pe	r unit	te) Subsid	Sustainabili	rent) & £0 per uni ty at £1800 per	unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)		20% Affordable Housin 30 (Social Rent to Interme			:30 (Social	rdable Hou Rent to Inter			:30 (Social I	Rent to Inte			0:30 (Social	rdable Hous Rent to Interr	
TEST 1 SHEET 1 GREENFIELD	TEST	1 SHEET 1 INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDU	CTION TO AFFORE	DABLE
DOWN MIDDLE UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP A >	2010	DOWN 534%	MIDDLE 61%	UP 40%
2011	2011	** **	4)	2011 2012	**		A >	2011 2012	• •	* *	A >	2011	-750% -195%	71% 92%	44% 50%
2013	2013	** **	A)	2013 2014	• •	* *	A)	2013 2014		* *	A)	2013	-170% -93%	101% 183%	51% 60%
2015	2015	** **	A)	2015	**	**	(v	2015	**	**	**	2015	-64% -75%	924%	72%
2017	2017	** **	A)	2017	**	**	A)	2017	**	**	(v	2017	-100% -154%	240%	58% 52%
2019	2019	***	* >	2019	•••	• • •	* >	2019	- ; ;	**	* >	2019	-353%	110%	46%
2021	2020	** **	* >	2020 2021		1 *	* >	2020 2021	**	**	A)	2020	1247% 240%	87% 73%	42% 39%
2022	2022	V V A)	* >	2022 2023	**	A)	A }	2022 2023	**	* *	A)	2022 2023	138% 101%	63% 57%	36% 34%
2024	2024	** A)	A)	2024 2025	•••	A)	A }	2024 2025	**	4 *	A)	2024 2025	89% 82%	55% 54%	34% 33%
2026	2026	(*	*)	2026	V.	lue Area: Fe	A)	2026	**	1.4	4)	2026	80%	57%	33%
Value Area: Four 50 dwellings (-50 Hats)		value Area: Four 50 dwellings (50 Flats)	1	Sub	Abs Pla sidy at £0 per u Sustair 20% 70:30 (S Value	cross profit: (20% orption: 50 units anning gain at 10 p nability at £10 p nability at £1800 to Affordable Hoocial Rent to Inte Area: Four Ings (50 Flat	p.a. 0% er unit (interme per unit using ermediate)	ediate)		Area: Fou				Area: Four	(2)
0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (ren!) & £0 per unit (intermediate Sustainability at £1800 per unit		46 Hectare site @(120 DPH Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% dy at £0 per unit (rent) & £0 per unit (i Sustainability at £1800 per uni) dph.		46 Hectare s Gross Absorpti Plannin dy at £0 per unit	site @(120 D) profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per	PH) dph. i. it (intermediate)		46 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ite @(120 L profit: (20%) on: 30 units p. g gain at 100%	OPH) dph. .a. 6 nit (intermedial		Gross Absorpti Plannin ly at £0 per unit (Sustainabili	site @(120 DF profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per	PH) dph. t (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Affordable Housin 30:30 (Social Rent to Interme	ng	70	20% Affo	rdable Hou Rent to Inter	sing	70	20% Affo 30 (Social I	rdable Hou	using	7	20% Affo	Rent to Intern	sing
TEST 2 SHEET 1 GREENFIELD		2 SHEET 1 INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2			2 SHEET 1	PDL		TEST	2 SHEET 1	CTION TO AFFORE	
DOWN MIDDLE UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 1354%	MIDDLE 64%	UP 42%
2011	2011	** (*	A)	2011	••	• •	A):	2011	• •	* *	A)	2011	-371% -178%	77%	46%
2013	2013	** **		2013	**	**	A >	2013	**	**	(*	2012	-130%	120%	53%
2014	2014	** **	* }	2014 2015	**	* *	* >	2014 2015	• •	**	**	2015	-78% -68%	263% 663%	64%
2016	2016	** **	* >	2016 2017	**	* *	A }	2016 2017	**	* *	(*	2016	-81% -112%	366% 202%	63% 56%
2018	2018 2019	** **	A)	2018 2019	**	**	A }	2018 2019	**	**	A)	2018 2019	-186% -594%	134% 101%	50% 45%
2020	2020	** (*	A)	2020	••	• •	A P	2020	••	••	A)	2020	524%	81%	41% 38%
2022	2022		* >	2022	**	A)	A >	2022	**	(*	A >	2022	122%	60%	35%
2023	2023 2024	vv A)	4)	2023 2024	••	A)	A P	2023 2024		1 *	A)	2023 2024	86%	57% 54%	34% 33%
2025	2025 2026	(v A)	*)	2025 2026	**	lue Area: Fe	* >	2025 2026	**	(v	4.)	2025 2026	81% 79%	55% 58%	33% 33%
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.		Value Area: Four 50 dwellings (50 Flats) 46 Hectare site @(120 DPH))		0.46 Hec C Abs Sidy at E0 per u Sustair 20% 70:30 (S Value 50 dwell	dwellings (50 F tare site @(120) foross profit: (20% forption: 30 units anning gain at 10 nit (rent) & E0 p hability at E1800 b Affordable Ho ocial Rent to Inte e Area: Four ings (50 Fla	DPH) dph. 6) p.a. 0% er unit (interme per unit using rmediate)		Value 50 dwelli 46 Hectare s	Area: Fou	r ats)		Value 50 dwell	e Area: Four ings (50 Fla site @(120 DF	ts)
0.46 Hectare site @(120 DPH) dph. Gross profil: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing		46 Hectare site @(120 DPH; Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% dy at £0 per unit (rent) & £0 per unit (in Sustainability at £1800 per uni 20% Affordable Housin	ntermediate) it		Gross Absorpti Plannin dy at £0 per unit Sustainabili	site @(120 D profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	it (intermediate) unit		Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 1009	.a. 6 nit (intermediat r unit		Gross Absorpti Plannin Iy at £0 per unit (Sustalnabili	site @(120 Df profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per ordable Hous	I (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1): 30 (Social Rent to Interme 3 SHEET 1	ediate)	70 TEST	30 (Social 3 SHEET 1	Rent to Inter	mediate)		30 (Social I	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP	-	INDUSTRIAL1 DOWN MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_	REDU	CTION TO AFFORE MIDDLE	UP
2010	2010 2011	V	*)	2010 2011	Ü	A >	* >	2010 2011	- ;;	Ť	A)	2010 2011	555% -1386%	61% 69%	41% 44%
2012	2012	** **	A)	2012	**		A P	2012	- ;;	**	A)	2012	-191% -160%	93% 104%	51% 52%
2014	2014	**	A)	2014	**		(v	2014	- ;;	**	**	2014	-101% -61%	161% 1748%	58% 76%
2016 2017 2018	2016 2017 2018	** **	4)	2016 2017 2018	- ;;	- ;;	A) A)	2016 2017 2018	- ;;	- ;;	, v v	2016	-71% -92% -135%	688% 290%	69% 61%
2019	2018 2019 2020	***	4)	2019	- ;;	Ü	A }	2019	÷	Ü	A >	2018 2019 2020	-135% -265% -7406%	172%	48%
2020	2021	** **	A)	2020 2021	**	1 +	A):	2020	**	**	A)	2021	-7406% 301%	93% 77%	43% 40%
2022 2023 2024	2022 2023 2024	*	A)	2022 2023 2024	- ;;	A) A)	A } A }	2022 2023 2024	- ; ;	1 -	A) A)	2022 2023 2024	107%	66% 58% 56%	37% 35% 34%
2024	2024 2025 2026	** A)	A)	2024 2025 2026	- ;;	A)	A)	2024 2025 2026	- ; ;	1 *	4)	2024 2025 2026	93% 84%	56% 54% 57%	34% 33% 33%
					50 0.46 Hec 0 Abs Pla sidy at E0 per u Sustair 20%	dwellings (50 F tare site @(120 I cross profit: (20% corption: 70 units anning gain at 10 init (rent) & £0 p abbility at £1800 5 Affordable Ho ocial Rent to Inte	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit					-320			

Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% Suboidy at 50 per unit (en) 8.6 per unit (en) 8.5 Suboidy at 50 per unit (en) 8.6 Affordable Housin 20% Affordable Housin	ntermediate) it 1g	Subsid	dwelling 46 Hectare si Gross Absorption Planning dy at £0 per unit (r Sustainability 20% Affor	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediat unit unit	e) Subsi	dwellir 46 Hectare : Gross Absorpti Planni dy at £0 per unit Sustainabili 20% Affo	e Area: Four igs (50 Flat site @(120 D profit: (20%) on: 50 units p. on: 50 units p. on: 50 units p. on: 50 per units p. (rent) & £0 per units at £1800 per ordable Hou	S) PH) dph. a. it (intermediate) unit sing	Subsid	dwellin 46 Hectare s Gross Absorpti Plannir dy at £0 per unit i Sustainabilit 20% Affo	profit: (20%) on: 50 units p. og gain at 50% rent) & £0 per u y at £1800 pe rdable Hou	ts) DPH) dph. a. init (intermediate or unit unit using	te) Subsic	dwellin 0.46 Hectare s Gross Absorpti Plannir dy at £0 per unit (r Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per unity at £1800 per prdable Hous	t (intermediate) unit sing
70:30 (Social Rent to Interme TEST 4 SHEET 1	diate)		:30 (Social R	Rent to Inter	mediate)	TEST	30 (Social 4 SHEET 1	Rent to Inter	mediate)	TEST): 30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 4 SHEET 1	Rent to Inter	mediate)
GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1		PDL			REDU	CTION TO AFFORI	
2010 DOWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE .	UP	2010	DOWN 283%	MIDDLE 57%	UP 39%
2011		2011 2012	• •	A) V V	A)	2011	••	A)	A P	2011 2012	**	**	A)	2011	2495% -312%	65%	42% 47%
2013	* >	2013	- ;;	Ų.	A)	2013		**	*	2013	**		A)	2013	-251%	87%	48%
2014		2014 2015	**	~ ~	A)	2014	~~	**	A)	2014 2015	**	- ;;	**	2014	-112% -75%	145% 367%	56% 66%
2016	* >	2016 2017	**	* *	A)	2016 2017	~~	**	A >	2016 2017	**	**	(*	2016 2017	-89% -125%	273% 175%	61% 54%
2018	A >	2017	**			2017		**	* >	2017	**	- ;;	A)	2018	-218%	123%	49%
2019		2019 2020	**	4.4	A)	2019	••	**	A Þ	2019 2020	**	**	A)	2019	-964% 408%	94% 78%	44% 40%
2021	A >	2021	~ ~	A >		2021	÷.	A)	* >	2021	**		* >	2021	174%	67%	37%
2022		2022 2023	**	A)	A >	2022	**	4)	A)	2022	**	4 *	A }	2022	113% 88%	58% 54%	35% 33%
2024	* >	2024	(▼	A >		2024		A 3	* >	2024	• •	A }	A >	2024	79%	52%	33%
2026		2025 2026	*>	A)	* >	2025	4+	A)	A >	2025 2026	**	(v	A >	2025	74% 72%	51% 53%	32% 32%
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 200% Subsidy at 10 pre unit (red) & 10 pre unit (red) Sustainability at E1800 per unit 20% Affordable Housin 720% Affordable Housin TEST 5 SHEETT GREENFIELD DOWN MIDDLE 2010 2011 2012 2013 2014 2015 2016	50 dwellings (50 Flats) (6 Hectare site (120 DPH) ght. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 200% At 50 Flanning gain at 200% Affordable Housing 30 (Social Rent to Intermediate) SHEET 1 DOWN MIDDLE UP CREENFIELD DOWN MIDLE UP CREENFIELD DOWN MIDDLE UP							Affordable Management of the M	using ermediate) S) PH) dph. a. dit (intermediate) unit sing	Subsit	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 rent) & £0 per u y at £1800 pe rdable Hou	ts) DPH) dph. a. a. 6 nit (intermediat r unit using	te) Subsic	dwellin 0.46 Hectare s Gross Absorptin Plannin dy at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social I) 5 SHEET 1	profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per unity at £1800 per prdable Hous	t (intermediate) unit sing mediate)
2023	A >	2023	**	A >	4)	2022 2023	**	A)	A)	2023	**		A)	2023	146%	67%	37%
2024		2024 2025	**	A)	A)	2024	• • •	A)	A >	2024 2025	**	**	A)	2024	121% 107%	64% 62%	36% 35%
Value Area: Four 50 dwellings (.50 flats) 0.46 Hectas site @(120 DPH) Cross profit: (200) Absorption: 50 units pa. 91 laning gain at 100. Salesiay at £8500 per unit (work) at £26000 per unit Sustainability at £1800 per unit	(intermediate)		dwelling 46 Hectare si Gross Absorptio Planning at £48500 per unit () Suistainability	profit: (20%) on: 50 units p.; g gain at 100% rent) & £26000 per v at £1800 per	s) PH) dph. a. unit (intermedia		Absorpt et 48800 per ut 1890 p	tare site @(120 forost profit: (20' forost pro	6) p.a. p.a. 10% er unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit		dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps v at £1800 pe	ts) DPH) dph. a. 6 r unit (intermedia r unit		dwellin 0.46 Hectare s Gross Absorptic Plannin by at £48500 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. unit (intermediate
20% Affordable Housin 70:30 (Social Rent to Interme	ng	70	20% Affor 30 (Social R	rdable Hou	sing	70	20% Aff	rdable Hou Rent to Inter	sing	70	20% Affo 0:30 (Social I	rdable Hou	using	7	20% Affo 0:30 (Social I	rdable Hous	sing
TEST 6 SHEET 1 GREENFIELD			5 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL			6 SHEET 1	CTION TO AFFORI	
DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 257%	MIDDLE 37%	UP 27%
2011	A >	2011 2011 2012	**	A)	A)	2011		4)	A)	2011	• •	(v	A)	2010	-352% -91%	43% 54%	30%
2013	A >	2013		A)		2013	- ;;	(*	A >	2013	- ;;	- ;;	.,	2013	-79%	54% 59%	34%
2014		2014 2015	**	**	A)	2014	**	* *	* *	2014 2015	**	**	A) (v	2014	-44% -32%	107% 558%	40% 50%
2016	* >	2016 2017	• •	**	A)	2016	**	• •	A)	2016 2017	• •	**	A)	2016	-39% -54%	295% 149%	46% 41%
2018	A >	2018	**	~ ~	* >	2018	~ ~		* >	2018	**		* >	2018	-86%	95%	37%
2020	. >	2019 2020	**	4.4	4)	2019 2020	**	4.)	A)	2019 2020	**	**	A)	2019 2020	-205% 750%	59%	34% 32%
2021		2021 2022	**	A)	4)	2021	**	A)	A)	2021 2022	* *	(v	A)	2021	148% 87%	50% 44%	30% 28%
2023	* >	2023	* +	A >	4)	2023	4.4	4)	* >	2023		A)	A >	2023	67%	41%	27%
2024	A)	2024 2025	A P	A)	* >	2024	*)	A)	* >	2024 2025	**	*)	* >	2024	60% 56%	39% 39%	27% 26%
2026	*)	2026	*)	-)	^)	2026 Subsidy	50 0.46 Hec (Abs Pli at £48500 per u Sustain 20%	dwellings (50 F dwellings (50 F tare site @(120 cross profit: (20' corption: 50 unit: anning gain at 11 init (rent) & £26 hability at £1800 b Affordable Ho ocial Rent to Int	lats) DPH) dph. 6) i p.a. 10% 100 per unit (in) per unit	2026 termedia	ate)	.,	*}	2026	54%	41%	26%

O.46 I	50 dwelli Hectare s Gross Absorptio Planning 25000 per unit (Area: Four ngs (50 Flat ite @(120 E profit: (20%) on: 50 units p. g gain at 100% rent) & £22000 pe y at £1800 per	ats) DPH) dph. a. 6 r unit (intermediat		dwellin 46 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	is) PH) dph. a. is		dwellin 46 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Founds (50 Flasiste @(120 E) profit: (20%) ion: 50 units p. log gain at 1009 (rent) & £22000 pe ty at £1800 pe	ts) DPH) dph. a. 6 r unit (intermediate		dwellin 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	its) DPH) dph. .a. % er unit (intermedia		dwellir 0.46 Hectare s Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.
2	0% Affo	rdable Hou ent to Inter	ısing	70	20% Affo 0:30 (Social I	rdable Hou	ısing	70	20% Aff	rdable Hou Rent to Inte	ısing	70	20% Affo 0:30 (Social I	rdable Ho	using	7	20% Affo 0:30 (Social	ordable Hou	sing
TEST 7 SH			illeulate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		irriediate)	TEST	7 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	4)	4)	2010	**	A)	4)	2010	**	A)	A)	2010 2011	**	4.4	A)	2010	374% -520%	47% 55%	33% 36%
2012	~ ~	••	4)	2012	**	A >	A)	2012	**	4.4	A)	2012 2013	* *	~ ~	4)	2012	-136% -118%	70%	40% 41%
2014			4)	2014	**	* *	* >	2014	**	**	4)	2014	**		A)	2014	-65%	139%	48%
2015		**	4)	2015	**	**	*>	2015	**	**	A }	2015 2016	**	• •	1.4	2015	-46% -54%	713% 374%	59% 54%
2017	- · ·	- ÷÷	* >	2017	**	**	A >	2017	**		A F	2017	**	Ų.	A >	2017	-73%	188%	48%
2018			A)	2018	**	* *	A)	2018 2019	**	**	A)	2018 2019	**		A)	2018 2019	-115% -268%	119% 87%	43% 39%
2020	· ·	4 ¥	4)	2020	**	A)	A)	2020	**	4+	A)	2020 2021	• •	**	A }	2020	960% 187%	71% 60%	36% 34%
2022		* >	* >	2022	**	A)	* >	2022	~ ~	A)	A >	2022	**	4 🕶	*>	2022	108%	52%	31%
2023		*)	4)	2023	* * *	A)	4)	2023	4.4	A)	4)	2023	**	4)	4)	2023	81% 72%	48% 46%	30% 30%
2025	1.	* >	* >	2025	* >	A >	* >	2025	* >	A >	A F	2025		*>	* >	2025	67%	45%	29%
2026	4.4	* >	.,	2026	*)	*)	.,	2026	A)	ilue Area: F	OUT	2026	**	1+	۸)	2026	65%	48%	29%
O.46 I	50 dwelli Hectare s Gross Absorptio Planning 36000 per unit (Sustainabilit 20% Affo	Area: Four ngs (50 Flate @(120 E) profit: (20%) on: 50 units p. g gain at 100% rent) & £24000 per rdable Hou ent to Inter	ats) DPH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwellin 46 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. runit (intermedia unit	te) Subsidy	70:30 (S Value dwellin .46 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 20% Affe	s Affordable Hisocial Rent to Inte e Area: Four ings (50 Fla site @(120 E profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & E24000 pe ty at £1800 pe profable Hou Rent to Inte	ermediate) r (s) (s) (PH) dph. a. b b b b c unit (intermediate r unit using	i) Subsidy	dwellin 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	nts) DPH) dph. a.a. wer unit (intermedialer unit unit	ate) Subsid	dwellir 0.46 Hectare s Gross Absorpti Plannin by at £36000 per unit Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) PH) dph. . unit (intermediate) unit sing
TEST 8 SH	HEET 1		mediate		8 SHEET 1		mediate		8 SHEET 1		mediatey		8 SHEET 1		inicalate)		8 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR MIDDLE	UP
2010		A P	A)	2010		A)	A)	2010	**	A)	A)	2010 2011	**	(*	A)	2010	319% -441%	42% 49%	30% 33%
2012	• •	**	A)	2012	**	4.7	A)	2012	• •	1.	A)	2012 2013	**	**	A)	2012	-115% -100%	63%	37% 38%
2014	· ·	÷÷	* >	2014	**	**	* >	2014	• •	**	* >	2014	**	**	A >	2014	-55%	124%	45%
2015	**		A)	2015 2016	**	**	A)	2015	**	**	A)	2015 2016	**	**	(*	2015	-39% -47%	640% 336%	55% 50%
2017	• •		* >	2017	**	• •	A >	2017	• •	**	A >	2017	* *	~ ~	* >	2017	-64% -101%	169%	45%
2018 2019			4)	2018 2019	**	**	A)	2018 2019	**	**	A P	2018 2019	**		A)	2018 2019	-101%	79%	41% 37%
2020		4+	4)	2020	**	A)	4)	2020	**	A)	A)	2020 2021	**	**	4)	2020	861% 169%	65% 55%	34% 32%
2022	÷ ÷	* >	* >	2022	**	A)	* >	2022		A)	A >	2022	**	4.4	*>	2022	98%	48%	30%
2023	· ·	*)	4)	2023	(v	A)	*>	2023	4.4	A)	4)	2023	**	4)	4)	2023	74% 66%	44% 43%	29% 28%
2025	4.4	A)	4)	2025	A)	A)	.)	2025	4)	4)	A)	2025 2026	••	A)	A)	2025 2026	62% 60%	42% 44%	28% 28%
(O dw O site Gro Abs Plannii Su Susta	ie Area: 0 rellings (0) dph. @(0) dph. ss profit: 0 corption: 0 rig gain at 0% boldy at 0 inability at 0 dable Hour 0	sing		dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Subsidy	Abb Pi at £36000 per u Sustai 209 70:30 (5 Val dv O sit Gr Al Plann S	ctare site @(120 stare site @(120 storption: 50 unit anning gain at 1 anning gain at 10 ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ling gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) a @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% pubsidy at 0 vinability at 0 ridable Hou			dw O sit: Gro Ab Planni Si Sust:	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	ing
TEST 9 SH	HEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	o	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0			-	0			-	0	-	-	-	0	-	-	-	-	0%	0%	0%
0				0				0				0				6	0%	0%	0%
0				0				0				0			-	ő	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	°	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0		-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0			-	0	-			0	-		-	0	0%	0%	0%
ō				o o				ő				o o				ĕ	0%	0%	0%
0				0		-		0				0	-	-		ő	0% 0%	0% 0%	0% 0%
0	-			0	-	-	-	0	=	=	-	0	=	-		0	0% 0%	0% 0%	0% 0%
									ı	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 devellings (0) 0 stile @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 Sustainability at 0 Sustainability at 0 O'S Affordable Housing O'S Afforda	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 DOWN MIDDLE UP	Value Area: 0	Value Area: 0										
O side (100) ghh. Gross profit: 0 0 1 Subtrainability at 1 0 0 Subtrainability at 1 0 0 Subtrainability at 1 0 0 Subtrainability at 1 0 S														
2012	2011	2011												
Value Area: Four 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Susbidy at 10 per unit great por unit great por unit great por unit great por unit 20% Affordable Housing 20% Affordable Housing TEST 12 SHEET.	Value Area: Four dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 10 per unit 20% Affordable Housing Affordable Housing TEST 12 SHEET 12	Value Area: Four 5 do wellings (5 oF lats) 0.46 Hectare site @(120 DPH) ght. Gross profit; (20%) Absorption: 50 units p.a. Planning gian at 100%. Subsidy at ED per unit (rent) & ED per unit (interme-state) and the state of the	Value Area: Four dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (redn's 40 per unit (redn's 40 per unit) 20 (36 Affordable Housing 70 3% Affordable Housing 71 25 Hectary 12 Hectary 13 (18 Per unit) TEST 12 SHEET 12	Sustainability at £0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1										
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDE UP	2013	REDUCTION TO AFFORDABLE DOWN MIDDLE 100 1527% 577% 399% 2011 54267% 657% 439% 2012 -2249% 837% 487% 2013 -2249% 837% 487% 2014 1115% 1427% 557% 2015 -725% 407% 677% 2016 637% 2244% 627% 2017 -1207% 1827% 557% 2017 -1207% 1827% 557% 2018 -2055% 1227% 497% 2019 37555% 497% 459% 2021 1327% 547% 335% 2022 1327% 557% 335% 2023 507% 547% 334% 2024 181% 527% 333% 2025 777% 515% 327%										
		50 dwellings (50 Flats) 0.46 Hischare site @(120 DPH) ght, Gross profit: (20%) Absorption, 50 units p.a. Planning gain at 100%. Subsidy at E0 per unit (rent) & E0 per unit (interme Sustainability at E0 per unit 20%, Affordable Housing 70-30 Scotal Rent to Intermediate) 70-30 Scotal Rent to Intermediate)	diate)											

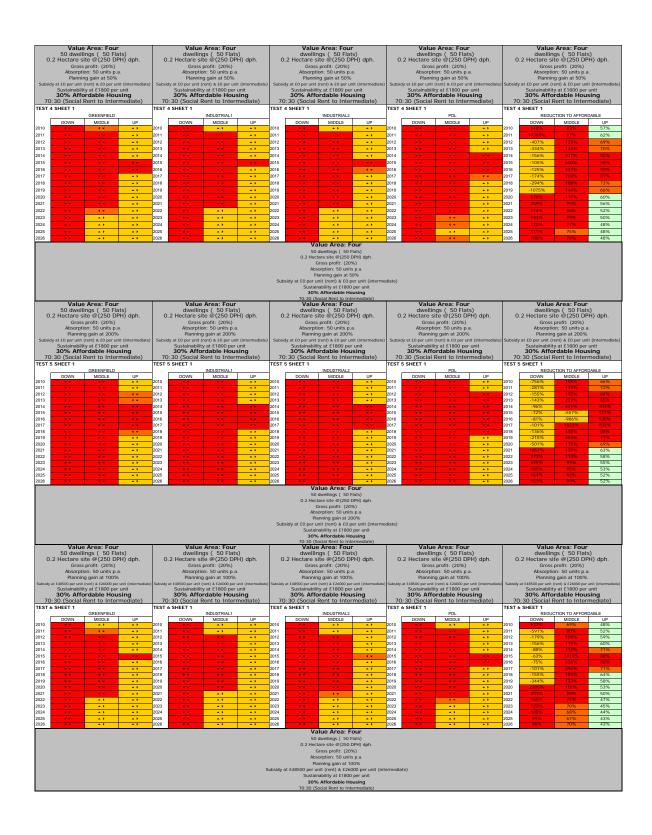
Subsid	50 dwelli 46 Hectare s Gross Absorpti Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	nts) PH) dph. a. iit (intermediate) unit ssing	Subsid	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. it (intermediate unit sing	e) Subsi	dwellir 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ss) PH) dph. a. bit (intermediate) unit unit	Subsi	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	ts) DPH) dph. .a. 6 nit (intermediate r unit	Subsic	dwellin 0.46 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	PH) dph. t (intermediate) unit sing
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1.25.		PDL			REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 470%	MIDDLE 53%	UP 35%
2011	~ ~	(v	* >	2011	* *	A >		2011	~ ~	A >	A P	2011	~ ~	* *	A.)	2011	-659%	62%	38%
2012 2013		**	* >	2012 2013	- * *		A)	2012			A)	2012	**	**	A)	2012	-172% -149%	80% 87%	43% 44%
2014	~ ~	**	*)	2014	**	**	A >	2014	~ ~	~ ~	* }	2014	**	**	(♥	2014	-81%	158%	51%
2015 2016	**		* >	2015 2016	**		A)	2015		**	A)	2015 2016	**		1.4	2015	-56%	801% 416%	62% 57%
2017	~ ~	• •	* >	2017	* *	~ ~		2017	• •	~ ~	A >	2017	• •	· ·	A.)	2017	-87%	207%	50%
2018 2019		**	4.)	2018 2019	**	**	4)	2018		**	A)	2018 2019		**	A)	2018	-133% -306%	130% 94%	44%
2020	~ ~	••	A >	2020	**	4.4	A >	2020	~ ~	4 =	A >	2020	~ ~	**	A.):	2020	1077%	75%	36%
2021 2022	**	(v	* >	2021 2022	**	A >	*)	2021	**	A)	A)	2021 2022	**	4.4	A)	2021	206% 118%	63% 54%	33% 31%
2023		* >	* >	2023	**	. >	A >	2023	~ ~		A P	2023	••	A >		2023	87%	49%	29%
2024 2025	••	A }		2024 2025	(*	A)		2024 2025			A)	2024 2025				2024 2025	77%	47% 46%	29% 28%
2026	1.		*)	2026	*)	4)	->	2025	1+	4)		2026	**	4 ¥	4)	2026	69%	46%	28%
Subsid																s) PH) dph. t (intermediate) unit			
		Rent to Inter	mediate)			Rent to Inter	mediate)			Rent to Inte	mediate)			Rent to Inte	rmediate)	0	100 (Social F	Rent to Inter	mediate)
1231 1				1231		INDUSTRIAL1		1231		INDUSTRIAL2		11231				1231	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 307%	MIDDLE 33%	
2011	**	<u> </u>	* >	2011	**		* >	2011			A P	2011	**	4.4	A >	2011		39%	23%
2012 2013		(+	* >	2012 2013	**	A >	*>	2012		A)	A >	2012		**	A)	2012	-112% -97%	49% 54%	26%
2014	~ ~		* >	2014	**	• •		2014	~ ~	**	*	2014	• •	• •	A.):	2014	-52%	95%	30%
2015 2016		**	* >	2015 2016	**		A)	2015		**	A >	2015 2016		**	A >	2015	-36% -41%	490%	36% 33%
2017	**	**	A >	2017	**			2017		**	A)	2017		• • •	* >	2017	-54%	122%	28%
2018 2019	••	* * *	A }	2018 2019	* *	~ v	4)	2018		~ v	A)	2018 2019	••	••	A)	2018	-82% -186%	75% 55%	25% 22%
2020		* >	* >	2020	**	* >	A >	2020			* >	2020		1.4		2020	645%	44%	20%
2021 2022	**	* >	A)	2021 2022		A)	4)	2021	**	A)	A)	2021	**	*>	A)	2021	121%	36% 31%	18% 17%
2023	4.4	**	**	2023		**	**	2023	* >	**	**	2023		**	**	2023	52%	29%	16%
2024 2025	4)	**	**	2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	4+	**	**	2024 2025	46% 42%	28% 27%	16% 16%
2026	*		**	2026	*			2026	* >	**	**	2026	1+	11	**	2026	41%	29%	16%
	O dv O site Gro Ab: Plannii Su	ie Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0			dw O site Gro Abs Plannir Su	te Area: 0 tellings (0) te @(0) dph. ss profit: 0 topg gain at 0% tobsidy at 0 inability at 0		Sut	50 0.46 Hec C Abs Solidy at E0 per Sustair 20% 0:100 (S Vali dw O sit Gre Ab	value Area: F dwellings (50 tare site @(120 sross profit: (20 cross profit: (20 cross profit: (20 cross profit: 40 color feet of the bodial Rent to Infue due Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oss profit: 0 sinability at 0	Elats) DPH) dph. %) s p.a. DO% er unit (interme per unit	ediate)	dw O site Gro Ab Planni Se	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0			dw O site Gro Abs Plannii Su	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0	
		dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	ing
TEST 1	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0		TEST	15 SHEET 1	0	
		GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE
0	DOWN -	- MIDDLE	- -	0	- DOWN	- MIDDLE	- UP	0	- DOWN	- MIDDLE	- -	0	- DOWN	- MIDDLE	- UP	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-		0		-	-	0		-	-	0				0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-		0				0	0%	0%	0%
0	-			0		-		0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0		-		0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
J	-	-	-	J.	-	-	-	U	- '	- /alue Area:	0	lu	-	-	-	U	0%	0%	0%
									Р	0 dwellings (0 0 site @(0) dpt Gross profit: 0 Absorption: 0 fanning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

50 dwe 0.46 Hectare Gro: Absorp Plann Subsidy at £0 per uni Sustainabl 20% Afi 70: 30 (Socia	pe Area: Four Illings (50 Flats) Isite @(120 DPH) dph. ss profit: (25%) stion: 50 units p.a. ing gain at 100% it (rent) & 50 per unit (intermedial ility at £1800 per unit fordable Housing I Rent to Intermediate)	e) Subsi	dwelling 46 Hectare sit Gross p Absorption Planning dy at £0 per unit (n Sustainability 20% Affor 0: 30 (Social R	profit: (25%) n: 50 units p.: gain at 100% ent) & £0 per ur at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit esting	e) Subsii	dwellin 46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo D: 30 (Social	i profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ts) DPH) dph. a. iiiiiiiiiiiiiiiiiiiiiiiiiiiiiiii	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo 2:30 (Social I	profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hol	ts) DPH) dph. .a. .6 unit (intermedial or unit using	e) Subsid	dwellir .46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo 0: 30 (Social	e Area: Four ngs (50 Flat site @(120 D s profit: (25%) ion: 50 units p. 8 ing gain at 100% rent) & £0 per un ty at £1800 per brdable Hou Rent to Inter	s) PH) dph. a. it (intermediate) unit sing
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARI E
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	V V A)	2010	**	**	4)	2010	**	**	A)	2010 2011	**	**	()	2010	-324% -150%	76%	45% 50%
2012	* * * * * * * * * * * * * * * * * * *	2012	~ ~	**	*>	2012	~ ~	**	A >	2012	~ ~	~ ~	4.4	2012	-92%	146%	58%
2013	V V A)	2013	**	**	A >	2013	**	**	4) (v	2013 2014	**		**	2013	-85% -58%	171% 807%	59% 73%
2015		2015		**	**	2015	~ ~	**	~ ~	2015	~ ~	~ ~	~~	2015	-45%	-271%	96%
2016	** (*	2016	**	-:-	A)	2016	**	**	A)	2016 2017	**	**	**	2016	-51% -62%	-394% -6484%	84% 71%
2018	V V A)	2018	••	**	*>	2018	••	* *	A >	2018	**	· ·	4.4	2018	-82%	402%	61%
2019	YY A)	2019	**	**	A):	2019	**	**	*>	2019 2020	**		A)	2019	-124% -249%	194%	53% 47%
2021	V V A >	2021	**	1.4	* >	2021	• •	**	A >	2021 2022	**	**	A)	2021	-6431%	98%	43%
2022	(v A)	2022		*)	A)	2022	**	A >	A)	2022	**		A)	2022	170%	69%	39% 37%
2024	(v A)	2024	**	* >	* >	2024	••	A >	A >	2024 2025	••	~ ~	A >	2024	136%	66% 64%	36%
2025	(v A)	2025	**	* >	A >	2025	**	(*	A)	2025 2026	**		A)	2025	118% 112%	64%	35% 35%
	ue Area: Four			Area: Four		Sut	0.46 Hed Abs Pli osidy at E0 per u Sustail 20% 70:30 (S Value	hability at £1800 Affordable He ocial Rent to Intel Area: Fou	DPH) dph. %) s p.a. D0% eer unit (interme) busing ermediate)		Value	Area: Fou	r te)			e Area: Four	
0.46 Hectare Gros Absorp Plann Subsidy at £0 per uni Sustainabi	Illings (50 Flats) site @(120 DPH) dph. ss profit: (17%) tition: 50 units p.a. ing gain at 100% it (rent) & £0 per unit (intermedial illity at £1800 per unit fordable Housing		46 Hectare si Gross p Absorption	rofit: (17%) n: 50 units p.: gain at 100%	PH) dph.		.46 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (17%) ion: 50 units p. ig gain at 1009	OPH) dph. a. b. init (intermediate)		Absorpti Plannin tv at £0 per unit i	profit: (17%) on: 50 units p g gain at 1009	.a. % init (intermedia)		.46 Hectare : Gross Absorpti Plannin v at E0 per unit (ngs (50 Flat site @(120 D sprofit: (17%) ion: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate)
70:30 (Socia TEST 17 SHEET 1	Rent to Intermediate)	70 TEST): 30 (Social R 17 SHEET 1	ent to Inter	mediate)	70 TEST	20% ATT 0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	70 TEST	20% And 1:30 (Social I	Rent to Inte	rmediate)	70 TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	l	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	A) A)	2010	**	* >	A)	2010		A)	A)	2010 2011	**	(-	A)	2010	229% 713%	55%	39% 42%
2012	V V A)	2012	~ ~	4.*		2012	**	**	A >	2012	**	~ ~	A >	2012	-459%	77%	47%
2013	V V A)	2013	* *	**	A)	2013	**	**	A)	2013 2014	**		A)	2013	-344% -132%	83% 129%	47% 54%
2015	V V A >	2015	~ ~	**	* >	2015	••	* *	4.)	2015	**	· ·	~ ~	2015	-83%	290%	64%
2016	V V A)	2016	* *		A):	2016 2017	• • •	• • •	A)	2016 2017	**		(v	2016	-100% -146%	226% 155%	59% 53%
2018	V V A)	2018	~ ~	**	A)	2018	~ ~	**	A)	2018 2019	••	~ ~	A)	2018	-280% -8281%	113%	48% 44%
2020	V V	2020	**	A)	A >	2020		4.4	A >	2020			A >	2020	313%	75%	40%
2021	A) A)	2021	**	* >	A)	2021	• •	A)	4)	2021 2022	**	4.4	A)	2021	155%	65% 57%	37% 35%
2023	A) A)	2023	**	A)		2023	**	A >	A P	2023	**	A >	.,	2023	84%	53%	33%
2024	A) A)	2024	A >	4)	4)	2024	(v	4)	A)	2024 2025	**	A)	A)	2024	76% 72%	51% 50%	33% 32%
2026	A) A)	2026	*)	*)	*)	2026	A)	alue Area: F	4)	2026	**	*)	.,	2026	70%	52%	32%
O c O si G A Plan	iliue Area: 0 thwellings (0) tle @(0) dph. tirosprofit: 0 tscoppion: 0 ming gain at 0% Subsidy at 0 Subsidy at 0		dwe O site Gros Abso Plannin Sub	e Area: 0 Illings (0) @(0) dph. sorption: 0 g gain at 0% sidy at 0 aubility at 0		Suit	0.46 Hec Absolute and the second second Sustain 20 per u Sustain 20 per u 20 per u 70:30 (S Val dy 0 sit Gri Ab Plann	dwellings (50 the graph of the	DPH) dph. %) s p.a. 00% per unit (interme per unit pusing	ediate)	dw O site Gro Ab Planni St	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0			dw O sit Gro Ab Planni Si	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	
0% Aff	ordable Housing		0% Afford	dable Hous	sing			rdable Hou	sing			rdable Hou	sing			rdable Hous	ing
TEST 18 SHEET 1	0	TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
DOWN	GREENFIELD MIDDLE UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	\dashv	REDU DOWN	MIDDLE	DABLE
0		0	- JOHN	-	-	0	- DOWN	- INDULE	-	0	- JOYIN	- AILDULE	- UP	0	0%	0%	0%
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0				ő				ő				o o	0%	0%	0%
0 _		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-		0	-	-	-	0	0%	0%	0%
0 _		0	-	-	-	0	_	-	-	0		-	-	0	0%	0% 0%	0% 0%
0 _		0				0				0				0	0%	0%	0%
0		0	-		-	0		-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 _		o	-	-	-	o	-	-	-	0	-	-		0	0%	0%	0%
0 -		0	-		-	0		-	-	0		-	-	0	0%	0%	0%
0		0	-			0	_	-	_	0	-	-	1	0	0%	0%	0%
							F	O dwellings (0 o site @(0) dpl Gross profit: (Absorption: Oflanning gain at Subsidy at 0 Sustainability at O	0 0								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 EST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
		0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0		0 0% 0% 0%
		0	0	0 0% 0% 0%
	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0		
		0 dwellings (0) 0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
	Value Area: 0	0		
Value Area: 0				
		Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 00 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'& Affordable Housing TEST 20 SHEET 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing EST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MODLE UP
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 EST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidity at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O NK 0% 0% 0 NK 0% O'K 0%
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 EST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDEE UP 0 0 1 1 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S MITOSTRIAL2 DOWN MIDOSE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 1 0 0 0 1 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 90% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Aftrordable Housing 0 TEST 20 SHEET 1 NUOSTRIAL2 DOWN MIDDLE UP 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 1 0 0 0 1 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 GREENFIELD DOWN MIDGLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MODE UP 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O EST 20 SHEET 1 COWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 PDL. COWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) 0 10 10 10 10 10 10 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O% affordable Housing O EST 20 SHEET 1 COMPAN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 PDL. COWN MIDDLE UP	dwellings (0) 0 0 1 0 0 0 0 0 0 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Aff	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O' TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) 0 10 10 10 10 10 10 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O O% Affordable Housing O O OWN MODE	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 COWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O'8 Affordable Housing O'9 Affordable Upp TEST 20 SHEET 1 PDI. DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @ (0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 CREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 DOWN MEDGE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O'8 Affordable Housing O'9 Affordable Upp TEST 20 SHEET 1 PDI. DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Mind Housing O'S Affordable Housing O'S Housing H	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTIAL COMPANIES COMPANIES	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTIAL COMPANIES COMPANIES	dwellings (0) 0 site @ (0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Mind Housing O'S Affordable Housing O'S Housing H	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 COMENTION MIDDLE	dwellings (0) 0 site @ (0) dph.	dwellings (0)	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affrordable Housing O'S Affrordable UP TEST 20 SHEET 1 DOWN MIDOLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0)

Figure 50 - Sensitivity Testing

Value Area: Four		ue Area: Four		Value										
50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph.		ellings (50 Flats) site @(250 DPH) dph.	0	50 dwell	Area: Four ings (50 Fla ite @(250 DF	ts)	0		Area: Four ngs (50 Flate @(250 D)	ats)		50 dwelli	Area: Four ings (50 Flat ite @(250 DPI	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	Gro Absor	ss profit: (20%) otion: 50 units p.a. ling gain at 100%		Gross Absorpti	profit: (20%) on: 50 units p.a q gain at 100%	i.		Gross Absorptio	profit: (20%) in: 50 units p. gain at 100%	a.		Gross Absorption	profit: (20%) on: 50 units p.a. q gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsidy at £0 per un Sustainab	it (rent) & £0 per unit (intermedia illty at £1800 per unit fordable Housing	te) Subsi	dy at £0 per unit Sustainabilit	(rent) & £0 per un ty at £1800 per prdable Hou	it (intermediate) unit	Subsid	dy at £0 per unit (Sustainabilit		nit (intermediate r unit	e) Subsidy	y at £0 per unit (r Sustainabilit	rent) & £0 per unit ty at £1800 per u ordable Hous	ınit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		Rent to Intermediate)			Rent to Inter			:30 (Social F					Rent to Intern	
GREENFIELD DOWN MIDDLE UP	DOWN	INDUSTRIAL1 MIDDLE UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-		CTION TO AFFORD MIDDLE	ABLE UP
2010 VV VV A	2010 2011	(v	2010	DOWN	MIDDLE	A)	2010 2011	DOWN	MIDDLE	A >	2010	923%	90% 1079/	60%
2012	2012	** **	2012	**	**	* >	2012	**		4)	2012	-264%	140%	74%
2013	2013	V V A)	2013	**	**	4 ¥	2013 2014	**	**	**	2013	-231% -129%	154% 283%	75% 88%
2015	2015	** **	2015	**	**	**	2015 2016	**	**	**	2015 2016	-91% -106%	1853% 814%	109% 98%
2017	2017	** **	2017	**		A }	2017 2018	**	**	¥ ¥	2017	-140% -212%	378% 235%	86% 77%
2019	2019	** **	2019	••	••	4)	2019	••	••	A)	2019	-461%	168%	69%
2021	2021	V V A)	2021	**	**	* >	2021	**		A >	2021	378%	110%	58%
2022	2022	A) A)	2022 2023	**	A >	* >	2022 2023	**	**	*)	2022	212% 155%	94% 85%	54% 51%
2024	2024	A) A)	2024 2025	**	A)	A }	2024 2025	**	(v	4)	2024	136% 125%	82% 80%	50% 49%
2026	2026	A) A)	2026	Va	Lue Area: Fe	A >	2026	* *	**	.,	2026	121%	85%	49%
Value Area: Four 50 dwellings (50 Hats)		Je Area: Four Hlings (50 Flats)	Sub	Abs Pla sidy at £0 per u Sustair 30% 70:30 (Si Value	are site @(250 E iross profit: (20% orption: 50 units unning gain at 10 nit (rent) & E0 p sability at E1800 • Affordable Ho ocial Rent to Inte * Area: Four lings (50 Fla	p.a. p.a. 0% er unit (interme per unit using ermediate)	ediate)		Area: Foul				Area: Four	s)
0.2 Hectare site @(250 DPH) dph. Gross profil: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	0.2 Hectare Gro Absorp Plant Subsidy at £0 per un Sustainab 30% Af	site @(250 DPH) dph. ss profit: (20%) bition: 30 units p.a. ing gain at 100% it (rent) & £0 per unit (intermedia illity at £1800 per unit fordable Housing	te) Subsi	.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilit 30% Affo	profit: (20%) profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un y at £1800 per prdable Hou	PH) dph. i. it (intermediate) unit sing	Subsid	.2 Hectare Si Gross Absorption Planning dy at £0 per unit (Sustainability 30% Affo	te @(250 Di profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. bit (intermediate unit unit	e) Subsidy	Gross Absorption Planning y at £0 per unit (r Sustainabilit 30% Affo	profit: (20%) on: 30 units p.a. g gain at 100% rent) & £0 per unit ty at £1800 per u ordable Hous	dph. (intermediate) init ing
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1	70:30 (Socia	I Rent to Intermediate)): 30 (Social 2 SHEET 1	Rent to Inter	mediate)		:30 (Social F	ent to Inter	mediate)	TEST:	0:30 (Social I 2 SHEET 1	Rent to Intern	nediate)
GREENFIELD DOWN MIDDLE UP	DOWN	INDUSTRIAL1 MIDDLE UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_		CTION TO AFFORD MIDDLE	ABLE UP
2010 VV VV A)	2010 JOWN 2011 V	MIDDLE OF	2010	DOWN	MIDDLE	A)	2010 2011	DOWN	MIDDLE	A)	2010	3388% -476%	95%	62%
2012	2012	v v 💮 🖈	2012	**	**	* >	2012	**		4)	2012	-242%	116%	74%
2013	2013	** **	2013	**	**	* P	2013 2014	**	**	**	2013	-179% -110%	183% 410%	79% 94%
2015	2015	** **	2015 2016	**	**	**	2015 2016	**	**	**	2015 2016	-96% -114%	1178% 598%	104% 93%
2017	2017	** **	2017	• •		* >	2017 2018	••	**	(v	2017	-156% -254%	316%	83%
2019	2019	Y Y	2019	•••		A >	2019	**	**	A >	2019	-727%	154%	66%
2021	2020 • • • 2021	V V A >	2021	**	~ ~	A):	2020 2021	**		A)	2020	901% 301%	124% 103%	61% 56%
2022	2022 2023 2024	A) A)	2022 2023	**	4.4	A >	2022 2023	**	**	A)	2022	187% 148%	90% 84%	52% 51%
2024	2024	A) A)	2024	* *	* >	* >	2024 2025	**	**	A)	2024	131% 123%	80% 82%	49% 49%
2026	2026	A) A)	2026	Va	lue Area: Fo	our	2026	**	**	^)	2026	120%	87%	49%
Value Area: Four 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph.	50 dwe	ue Area: Four Illings (50 Flats) site @(250 DPH) dph.		0.2 Hect G Abs Pla sidy at £0 per u Sustair 30% 70:30 (S	dwellings (50 F are site @(250 L iross profit: (20) corption: 30 units uniting gain at 10 mit (rent) & £0 p hability at £1800 Affordable Hoocial Rent to Interest Parea: Four ings (50 Flatte @(250 DF)	IPH) dph. 6) p.a. 0% er unit (interme per unit using		Value 50 dwelli 2 Hectare si	Area: Four	r ats)		50 dwelli	• Area: Four ings (50 Flat ite @(250 DP)	s)
O.2 Precurate sine excess or Pri) spiri. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Gro Absorg Plann Subsidy at £0 per un Sustainab	site (250 DFF) upil. ss profit: (20%) tition: 70 units p.a. ling gain at 100% it (rent) & £0 per unit (intermedia litty at £1800 per unit fordable Housing		Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per prdable Hou	it (intermediate) unit		Gross Absorption Planning ty at £0 per unit (Sustainabilit	profit: (20%) n: 70 units p. ggain at 100%	a. hit (intermediate		Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a. g gain at 100% rent) & £0 per unit ty at £1800 per u prdable Hous	(intermediate)
70: 30 (Social Rent to Intermediate) TEST 3 SHEET 1	70:30 (Socia	I Rent to Intermediate)		30 (Social) 3 SHEET 1	Rent to Inter	mediate)		:30 (Social F	tent to Inter	mediate)		0:30 (Social I 3 SHEET 1	Rent to Intern	nediate)
GREENFIELD DOWN MIDDLE UP	DOWN	INDUSTRIAL1 MIDDLE UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU	CTION TO AFFORD MIDDLE	UP
2010	2010	(v A)	2010 2011	• •	**	A P	2010 2011	**		A)	2010 2011	965% -1389%	90% 103%	60% 64%
2012	2012	**	2012 2013	**	* *	A P	2012 2013	**	**	A)	2012 2013	-258% -219%	142% 158%	75% 76%
2014	2014	**	2014	**	**	**	2014 2015	**	**	**	2014 2015	-141% -87%	247% 5267%	
2016	2016	** **	2016 2017	**	**	(*	2016 2017	**	7.7	**	2016 2017	-100% -129%	1231% 464%	103% 90%
2018	2018	** **	2018 2019	**	**	A)	2018 2019	Ţ,	- 55	(v	2018 2019	-187% -355%	265% 183%	80% 71%
2020	2020	V V A)	2020 2021	- ; ;	**	A }	2020 2021	**	**	A)	2020 2021	-3342% 483%	142% 116%	65% 59%
2022	2022	A) A)	2022	- ;;	* *	* >	2022	- ;;	**	A)	2022	242% 164%	98% 87%	55% 52%
2024	2024 2025 2026	A) A) A) A)	2024 2025 2026	- ;;	A)	A)	2024 2025 2026	**	4.4	A)	2024 2025 2026	142% 128%	84% 80%	51% 50% 49%
			_	50 0.2 Hect G Abs Pla sidy at £0 per u Sustair 30%	dwellings (50 F are site @(250 E iross profit: (209 orption: 70 units unning gain at 10 nit (rent) & E0 p sability at E1800 Affordable Ho ocial Rent to Inte	lats) PH) dph. 6) p.a. 0% er unit (interme per unit using								



O.2 F	50 dwellir Hectare sit Gross p Absorptio Planning 25000 per unit (r Sustainability	at £1800 pe	ats) PH) dph. a. 6 r unit (intermediat		dwellin 2 Hectare si Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per v at £1800 per	s) PH) dph. a. r unit (intermedia		dwellin 1.2 Hectare s Gross Absorpt Plannin at £25000 per unit Sustainabili	i profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe ty at £1800 pe	ts) PH) dph. a. r unit (intermediate r unit		dwellir .2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pi ty at £1800 pe	ts) PH) dpha6 er unit (intermedia		dwellin 0.2 Hectare s Gross Absorpti Plannin by at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per ty at £1800 per	H) dph. i. unit (intermediate unit
		dable Hou		70	30% Affo 30 (Social I	rdable Hou Rent to Inter		70	30% Affe 0:30 (Social	Rent to Inte		70	30% Affo 30 (Social I	rdable Hor Rent to Inte	rmediate)	7	30% Affo 0:30 (Social I	Rent to Inter	sing mediate)
TEST 7 SH		GREENFIELD			7 SHEET 1	INDUSTRIAL1			7 SHEET 1	INDUSTRIAL2			7 SHEET 1	PDL		TEST	7 SHEET 1	CTION TO AFFORI	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	~ >	4)	2010		(*		2010	**	* *	A)	2010 2011	**	4 ¥	A)	2010	756% -709%	77% 91%	53% 58%
2012	**	~ ~	4)	2012	~ ~	**	A)	2012	* *	**	A)	2012	**	~ ~	*>	2012	-215%	120%	65%
2013	**		4)	2013		**	*)	2013	**	**	A)	2013	**		A)	2013	-188% -106%	131% 242%	78%
2015	• •	~ ~	~ ~	2015	~ ~	* *	**	2015	* *	* *	**	2015	* *	~ ~	~ ~	2015	-75%	1599%	
2016	**		A >	2016		**	A)	2016	• • •	**	4.7	2016 2017	**		(-	2016	-88% -117%	706% 329%	78%
2018	* *	• •	4)	2018	~ ~	**	A)	2018	* *	**	A):	2018	* *	· ·	A)	2018	-179% -394%	205%	70% 63%
2020			. >	2020		**	A >	2020	**	**	A.)	2020	**		A.)	2020	2497%	117%	57%
2021	~ ~	**	4)	2021	**	4.)	A)	2021	**	* *	A)	2021 2022	**	**	A)	2021	328% 185%	97% 84%	53% 50%
2023	**	A >	. >	2023	~ ~		A >	2022	· ·	A)	4)	2023			A >	2023	136%	76%	47%
2024 2025	••	<u> </u>	4)	2024 2025	* *	A)	4)	2024	• •	A):	A P	2024 2025	• •	4)	4)	2024 2025	120%	74%	46% 46%
2026	ŸŸ	4)	4)	2026	**	A)	4)	2026	**	alue Area: F	A >	2026	**	1 +	4)	2026	107%	76%	45%
O.2 F	50 dwellir Hectare sit Gross p Absorptio Planning 36000 per unit (r Sustainability 80% Affor	at £1800 pe	ats) PH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwellin 2 Hectare si Gross Absorpti Plannin at £36000 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per prdable Hou	es) PH) dph. a. runit (intermedia runit	Control Subsidy	at £25000 per u Sustai 309 70:30 (\$ Value dwellit 1.2 Hectare \$ Gross Absorpt Plannir at £36000 per unit Sustainabili 30% Affa	hability at £1800 for Affordable Hit cocial Rent to Interest Founds (50 Flat interest) of the formation of t	000 per unit (ini per unit ousing ussing ermediate) r ts) PH) dph. a. 6 unit (intermediate r unit tintermediate r unit sing	O (i) Subsidy	Value dwellir .2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili 30% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	ts) PH) dph. a. a. funit (intermedial or unit (unit continue) strunit	ate) Subsid	dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £36000 per unit Sustainabilii 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou:	s) H) dph. . unit (intermediate unit
70:30 TEST 8 SH		ent to Inte	rmediate)		: 30 (Social I	Rent to Inter	mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)		: 30 (Social 8 SHEET 1	Rent to Inte	rmediate)	7	0:30 (Social 8 SHEET 1	Rent to Inter	mediate)
		GREENFIELD		IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDU	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 698%	MIDDLE 73%	UP 51%
2011	Ü.	• •	* >	2011	· ·	A)	* >	2011	**	1 *	A >	2011		~ ~	A)	2011	-654%	86%	55%
2012			A)	2012		**	A)	2012	**	**	A)	2012	**		A)	2012	-198% -173%	112%	62%
2014	**	••	*>	2014	~ ~	**	* >	2014	* *	**	A P	2014	* *	V V		2014	-98%	228% 1511%	75%
2015	**		1.	2015		**	A >	2015	• • •	**	A P	2015 2016	**			2015	-69% -82%	1511% 668%	92% 84%
2017	**	**	->	2017	**		* >	2017	• •	**	A >	2017	* *	~ ~	*>	2017	-109% -168%	312%	75%
2018 2019			4)	2018 2019		- ; ;	A)	2018 2019	**		A)	2018 2019			A)	2018 2019	-370%	140%	61%
2020	• •	**	4)	2020	**	* *	A)	2020	**	••	A):	2020 2021	• •	••	A)	2020	2360%	112% 93%	55% 51%
2022	**	* >	* >	2022	~ ~		*)	2022	~ ~	A >	A >	2022	**		* >	2022	176%	81%	48%
2023		A >	4)	2023	**	A)	* >	2023	**	A)	4)	2023	**	A)	4)	2023	130% 114%	74% 71%	46% 45%
2025	Ü	A)	4)	2025	**	A)	A)	2025	**	A)	A):	2025		A >	A)	2025	105%	70%	44%
	0 dw 0 site Gros Abs Plannin Sut Sustai	e Area: 0 ellings (0) @(0) dph. sis profit: 0 orption: 0 g gain at 0% soldy at 0 nability at 0			dw 0 site Gro Ab Planni Su	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0		Subsidy	0.2 Hec Abs Plat E36000 per u Sustai 309 70:30 (S Val dv O Sit Gr At Plann	dwellings (50 tare site @(250 circs sprofit: (20 corption: 50 unit in int (rent) & E24 anability at £1800 c Affordable Hocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosorption: 0 ling gain at 0% ubsidy at 0 alinability at 0.	DPH) dph. %) s p.a. 00% 000 per unit (in per unit	termedia	Vali dw 0 sit Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 innability at 0			dw O site Gro Ab Planni Su	ue Area: 0 vellings (0) e @(0) dph. ssprofit: 0 ssprption: 0 ing gain at 0% ubsidy at 0 ainability at 0	
C	0% Affor	dable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hous	ing
TEST 9 SH	HEET 1			TEST	9 SHEET 1	_		TEST	9 SHEET 1			TEST	9 SHEET 1			TEST	9 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	=	DOWN	INDUSTRIAL1 MIDDLE	UP	=	DOWN	MIDDLE	UP	_	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP UP
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	e e	0%	0%	0%
0	-		-	0			-	0				0		-	-	0	0%	0%	0% 0%
0	-	-	-	0			-	0	-			0	-	-		0	0%	0%	0%
0	-	-	-	0	-		-	0	-			0		-	-	ď	0%	0%	0%
0	-	-	-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0% 0%
0	-		-	0	-		-	0		-		0	-	-		0	0%	0%	0%
o _				0				0				o o				ő	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-		-	0	-			0	-		-	0	0%	0%	0%
0			-	0	-	-	=	0	-	-	-	0	=	-	-	0	0%	0%	0% 0%
									ı	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 9% Affordable Housing 0 TEST 10 SHEET 1 GREENFIELD DOWN MIDDLE UP 0 0 0 0	dwell 0 site 6 Gross Absor Planning Subs Sustaina 0% Afforda	Area: 0 ings (0) (0) dph, profit: 0 (0) dph, profit: 0 (0) dph, profit: 0 (0) dph (0)	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	Je Area: 0 rellings (0) see (0) dph. see (0) dph. see (0) dph. sorption: 0 sor	UP	TEST 1	dw O site Gro Ab: Plannii Su Susta	pe Area: 0 ellings (0) dph. ss profit: 0 ellings (0) dph. ss profit: 0 sorption: 0 mg gain at 0% bisidy at 0 inability at 0 ddable Hous: 0 PDL MIDDLE	up	TEST :	dw. O site Gro: Abs Plannir Sul Susta 0% Affor DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	e Area: 0 e Area: 0 ellings (0) eg (0) dph. ss profit: 0 orption: 0 g gain at 0% ssidy at 0 nability at 0 dable Housi 0 ellings (0) elling	ABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
	0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0		-	-	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0% 0% 0%
Gross profit: 20% Value Area: Four Value Area: Four Value Area: Four So dwellings (50 Flats) 0. 2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Southeastify at 6600 per unit (ever) & 10														
TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP 1011 2011 2012 2012 2013 2014 2015 2016 2017 2017 2018 2019 2020 2021	TEST 11 SHEET 1	NDUSTRIAL1		11 SHEET 1	INDUSTRIAL2	UP		1 SHEET 1	PDL			11 SHEET 1 REDUC	TION TO AFFORD	
Value Area: Four	2024	rea: Four	2024 2025 2026 Sub	0.2 Hect 0.2 Hect G Abse Pla posidy at E0 per un Sustail 30% 70:30 (Se Value	Affordable Hos ocial Rent to Inte Area: Four	ats) PH) dph. i) p.a. 2% rr unit (interme uer unit using rmediate)	2024 2025 2026 2026 diate)	Value	Area: Four	***	2024 2025 2026		78% 77% 81%	49% 48% 48%
50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Suddays it D per unit fletermediate) Suddays it D per unit fletermediate) Suddays it D per unit 30%. Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 GREENFIELD	0.2 Hectare site Gross pr Absorption: Planning g Subsidy at £0 per unit (rer Sustainability 30% Afford 70:30 (Social Re TEST 12 SHEET 1	(50 Flats) @(250 DPH) dph. offit: (20%) 50 units p.a. ain at 100% t) & 60 per unit (intermediar at 60 per unit lable Housing nt to Intermediate)	te) Subsi	O.2 Hectare si Gross Absorpti Plannin idy at £0 per unit Sustainabi 30% Affo O: 30 (Social I	profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £0 per units p.a. brdable Hou: Rent to International Industrial INDUSTRIAL2	H) dph. t (intermediate) hit sing	Subsidy 70:	2 Hectare si Gross Absorpti Plannin y at £0 per unit Sustainabi 30% Affo 30 (Social F	lity at £0 per u rdable Hou Rent to Inter	PH) dph. a. bit (intermediat init ising mediate)	e) Subsidy	.2 Hectare sit Gross Absorption Planning y at £0 per unit (re Sustainabil 30% Affor 0:30 (Social R 12 SHEET 1 REDUC	orofit: (20%) n: 50 units p.a. gain at 100% et) & £0 per uni tity at £0 per uni dable Housi ent to Interm	(intermediate) t ing ediate)
2012	2010 DOWN 2011	MIDDLE UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020	DOWN VV	MIDDLE	*) * * *	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020	DOWN 453% 11847% -402% -332% -159% -105% -173% -294% -1051% -685% -270%	MIDDLE 83% 97% 123% 133% 218% 610% 431% 270% 189% 144% 118%	UP 57% 62% 70% 71% 82% 99% 81% 73% 66% 60% 56%
2022 (2002 2003 2003 2004 2005	1) 2) 2) 2) 2) 2) 2) 2) 2) 2) 2) 2) 2) 2)	2022 2023 2024 2025 2026	50 o 0.2 Hect G Abso Pla osidy at E0 per un Susta	lue Area: For dwellings (50 Fi	A) A) A) A) BUT ats) PH) dph. G) p.a. D96 or unit (interme or unit (interme or unit)	2022 2023 2024 2025 2026	***	(v (v (v A)	A) A) A) A)	2022 2023 2024 2025 2026	17496 13596 12096 11196 10896	87% 79% 77% 76% 79%	52% 52% 50% 49% 48% 48%

Subsidy 50:	Value Area: Four 5 of Wellings (; 50 Flats) 2. Hectare site @(250 DPH) c Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% by at 60 per unit (rient) & 60 per unit (rient) & 60 per unit 30% Affordable Housing 50. (Social Rent to Intermed	ermediate) Sul J iate)	dwellin 0.2 Hectare s Gross Absorpt Plannin sidy at £0 per unit Sustainabili 30% Affo 50:50 (Social	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwellin 1.2 Hectare s Gross Absorpt Plannid dy at £0 per unit Sustainabili 30% Affo 0:50 (Social	i profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	ts) PH) dph. a. bi init (intermediate) r unit using	Subsid	dwellin 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affc 0:50 (Social	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	ts) PH) dpha6 init (intermedialer unit	te) Subsid	dwellir 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 30% Affc 0:50 (Social	e Area: Four ngs (50 Flats ite @(250 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per uni brdable Hous Rent to Intern	H) dph. (intermediate) unit sing
TEST 1	I3 SHEET 1 GREENFIELD	TES	T 13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDU	CTION TO AFFORE	DABLE
2010	DOWN MIDDLE	UP 2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 52%
2011	** **	2011		* *	A)	2011		**	4)	2011	**		A >	2011	-773%	93%	57%
2012 2013	** **	2012		**	A)	2012	••	**	A)	2012 2013	**		A)	2012	-234% -205%	122% 134%	64%
2014		2014	••	**	A)	2014	**	**	* >	2014	**	• •		2014	-114%	246%	76%
2015 2016	** **	2015	* *	**	A)	2015	**	**	A P	2015 2016	**	**	**	2015 2016	-80% -93%	1619% 710%	93% 84%
2017		2017	V V	* *	* >	2017	**	* *	* >	2017	* *	~ ~	*>	2017	-123%	328%	74%
2018 2019		2018	~ ~	**	A)	2018 2019	• • •	**	A)	2018 2019	**		A)	2018	-186% -402%	202% 145%	59%
2020 2021	** **	2020	**	• •	A >	2020 2021	••	• •	4.1	2020 2021	••	••		2020 2021	2521%	114% 94%	54% 49%
2021	** **	2021	~ ~	A)	4)	2021	**	* *	A)	2021			A)	2021	183%	81%	46%
2023 2024		2023 2024	* *		* >	2023 2024	~ ~		**	2023 2024	* *	A.)	**	2023 2024	134%	74% 71%	44% 43%
2025		▲ ▶ 2025	~ ~	A >	* >	2025		4)	* >	2025	**	A >	* *	2025	107%	70%	42%
2026	¥ ¥	2026	**	A.)	*)	2026	· ·	ilue Area: F	* >	2026	**	4.4	*>	2026	104%	74%	42%
	Value Area: Four 50 dwellings (50 Flats) 2 Hectare site @(250 DPH) c Alexander Side (100 MH) A	ermediate) Sul	dwellin 0.2 Hectare s Gross Absorpt Plannin osidy at £0 per unit Sustainabili	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. iit (intermediate	0	pisidy at £0 per u Sustaii 30% 50:50 (S Value dwellin 1.2 Hectare s Gross Absorpt Plannir dy at £0 per unit Sustainabili	hability at £1801 6 Affordable Hocial Rent to In 2 Area: Founds (50 Flatite @(250 D) 5 profit: (20%) 100: 50 units p	DOW or unit (interme) per unit (interme) pusing ermediate) r ts) PH) dph. a. 6. int (intermediate) r unit (intermediate)	0	dwellir 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009	ts) PH) dphaf init (intermedia		dwellir).2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	e Area: Four ngs (50 Flats lite @(250 DP profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per unit y at £1800 per in	H) dph. t (intermediate) unit
	100 (Social Rent to Intermed	iate)	0:100 (Social	Rent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)		100 (Social				:100 (Social	Rent to Interr	nediate)
TEST 1	I 4 SHEET 1 GREENFIELD	TES	T 14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1 REDU	CTION TO AFFORE	DARI F
	DOWN MIDDLE	UP	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	* * * * * * * * * * * * * * * * * * *	2010	**	A)	4)	2010	**	4)	4)	2010 2011	**	4)	4)	2010	557% -526%	50% 59%	32% 35%
2012 2013	** (*	2012	* *	4)	* >	2012	• •		A >	2012 2013	**	**	*>	2012	-159% -138%	77%	40% 40%
2013	** **	2013	**		4)	2013	**	**	A)	2013			A >	2013	-76%	155%	46%
2015 2016	**	2015	••	**	A)	2015 2016	••	* *	A)	2015 2016	* *	~ ~	A }	2015 2016	-53%	1024%	56% 50%
2016	** **	2016	**	**	* >	2016		**	4)	2016			*>	2016	-61%	443% 201%	44%
2018 2019		2018	~ ~	4.4	A)	2018	**		A)	2018 2019	**	~ ~	A)	2018	-118% -254%	122%	39% 34%
2020	**	2020	**	A >		2020	**	A 3	A >	2020	**	1.	A >	2020	1565%	68%	31%
2021 2022	v v A h	2021	* *	A)	4.)	2021	**	A)	A)	2021 2022	**	A)	4)	2021	199% 109%	56% 48%	28% 26%
2023	(v	2023	A >	A P	* >	2023	A >	A >	A >	2023	**	A >	* >	2023	80%	44%	25%
2024 2025	A) A)	2024	A >	A)	A)	2024 2025	A)	A)	4)	2024 2025	1 *	A)	A)	2024	71% 65%	42% 42%	24% 24%
2026		2026	* }	A)	* >	2026	* >	ilue Area: F	A F	2026	* >	* >	* >	2026	64%	45%	24%
TEST 11	Value Area: 0 O dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Attendating at 0 O% Affordable Housing 0 15 SHEET 1	TES	dv O sit Gr At Plann S Sust	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing		0.2 Hec Absolute Absolute Abso	dwellings (50 tare site @Copen Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & E0 s Affordable H ocial Rent to In ue Area: 0 vellings (0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	DPH) dph. %) s p.a. D0% ser unit (interme) per unit washing ermediate)		dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0		TEST	dw O sit Gro Ab Planni Si Sust	ue Area: 0 vellings (0) e @ (0) dph. soss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0	ing
IESI 1	GREENFIELD			INDUSTRIAL1		1651		INDUSTRIAL2		LEST		PDL		IEST	REDU	CTION TO AFFORE	ABLE
0	DOWN MIDDLE	UP 0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP _	-	DOWN 0%	MIDDLE 0%	UP 0%
0		- 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ō		- 0				0				0				ő	0%	0%	0%
0		- 0	-		-	0	-		-	0	-	-	-	0	0%	0%	0% 0%
0		0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
ő			-			ő	-			o o				ő	0%	0%	0%
0		- 0	-	-	-	0	-	-		0		-	-	0	0%	0%	0% 0%
0			-			0	-			0	-	-		0	0%	0%	0%
0		- 0	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
0		- 0	-	-	-	o	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		- 0	-		=	0	-			0	-	-		0	0%	0%	0%
							F	O dwellings (0 o site @(0) dp Gross profit: (Absorption: dlanning gain at Subsidy at 0 Sustainability a	0 0								

0.2 He Subsidy at £ Su 30 70:30	Value Area: Four 50 dwellings (50 Fixectare site @(250 D) Gross profit: (25%) Absorption: 50 units p. Planning gain at 100% (50 per unit (rent) & £0 per u ustalinability at £1800 per y9% Affordable Hou (Social Rent to Inter	ats) PH) dph. a. 6 nit (intermediate) r unit using	Subsic	dwelling 2 Hectare sit Gross p Absorption Planning dy at £0 per unit (n Sustainability 30% Affor 9:30 (Social R	profit: (25%) n: 50 units p.a gain at 100% ent) & £0 per un at £1800 per dable Hou	S) 'H) dph. i. it (intermediate unit	e) Subsii	dwellin 2. Hectare s Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe 2: 30 (Social	i profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Ho	ts) PH) dph. a. iii (intermediate) r unit using	Subsid	dwellin 2 Hectare si Gross Absorptie Plannin; dy at £0 per unit (Sustainabilit 30% Affo 1: 30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	ts) PH) dph. .a. .6 unit (intermedia er unit using	te) Subsid	dwellir 0.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili 30% Affo 0:30 (Social	e Area: Four ngs (50 Flat: lite @(250 DF profit: (25%) lon: 50 units p.a. ggain at 100% rent) & £0 per un ty at £1800 per prdable Hou Rent to Inter	s) PH) dph. i. it (intermediate) unit sing
TEST 16 SH	HEET 1 GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1 REDU	ICTION TO AFFOR	DARI F
2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
2011	** **	4)	2011	- ;;	- ;;	* >	2011	**	- ;;	A >	2011	**		A)	2011	-205%	146%	74%
2012	** **	**	2012 2013			*)	2012	**	**	()	2012 2013	**	- ;;		2012	-128% -119%	223% 263%	86% 88%
2014	• • • • • • • • • • • • • • • • • • • •	**	2014 2015	••	••	••	2014	• •	••	••	2014 2015	••	••	**	2014	-82%	1559% -361%	110%
2016	** **	**	2016	**		**	2016	• •	**	**	2016	**	**		2016	-72%	-507%	128%
2017	** **	**	2017 2018	• •		4.4	2017	• •	* *	(*	2017 2018	• •	**	**	2017	-88% -115%	-3130% 665%	106% 90%
2019	**	4)	2019	~ ~	• •	* >	2019	• •	* *	A)	2019	• •	* *	٧.	2019	-172%	303%	79%
2020	** **	A)	2020 2021	• • •	**	*)	2020 2021	• •	**	A)	2020 2021	**	- ;;	A)	2020	-333% -3113%	201% 150%	70% 63%
2022	**	A)	2022 2023	••	••		2022 2023	• •	**	A)	2022 2023	••	**	A)	2022	510%	119%	58% 55%
2024	** **	A >	2024			A >	2024	• • •	**	A >	2024			A >	2024	208%	98%	53%
2025	** **	A)	2025 2026	**	**	A)	2025 2026	**	**	A)	2025 2026	**	- ; ;	A)	2025	181% 172%	95% 103%	52% 52%
							Sut	0.2 Hec Ab: Pl ssidy at E0 per u Sustai 309 70:30 (S	nability at £180 Affordable H ocial Rent to In	DPH) dph. %) s.p.a. 00% per unit (interme per unit ousing ermediate)	diate)							
0.2 H	Value Area: Four 50 dwellings (50 Flacetare site @(250 D Gross profit: (17%) Absorption: 50 units p. Planning gain at 100%	ats) PH) dph. a.		dwelling 2 Hectare sit. Gross p Absorption Planning	rofit: (17%) n: 50 units p.a gain at 100%	s) PH) dph. ı.		dwellii 1.2 Hectare s Gross Absorpt Plannir	profit: (17%) ion: 50 units p ig gain at 1009	ts) PH) dph. a.		dwellin 2 Hectare si Gross Absorptio Planning	profit: (17%) on: 50 units p. g gain at 1009	ts) PH) dph. .a.		dwellir 0.2 Hectare s Gross Absorpti Plannin	e Area: Four ngs (50 Flat: ite @(250 DF profit: (17%) ion: 50 units p.a g gain at 100%	s) PH) dph. ı.
Su 30	20 per unit (rent) & £0 per unit (rent) & £0 per unit stainability at £1800 per 20% Affordable Hou (Social Rent to Inter HEET 1 GREENFIELD	r unit using	70	dy at £0 per unit (n Sustainability 30% Affor 0:30 (Social R 17 SHEET 1	at £1800 per dable Hou	unit sing	70	dy at £0 per unit Sustainabili 30% Affe 0: 30 (Social 17 SHEET 1	ty at £1800 pe	r unit Ising	70	dy at £0 per unit (Sustainabilit 30% Affo 1:30 (Social F 17 SHEET 1	y at £1800 pe rdable Hou	r unit using	70	Sustainabili 30% Affo 0:30 (Social 17 SHEET 1	rent) & £0 per un ty at £1800 per prdable Hou Rent to Inter	unit s ing mediate)
2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 35.7%	MIDDLE	UP 57%
2011	** **	->	2011		~ •	* >	2011	• • •	* *	A F	2011		**	A.)	2011	1312%	93%	62%
2012	** **	A)	2012 2013	**	**	*)	2012	**	**	A)	2012 2013	**	**	A)	2012	-579% -448%	117% 126%	69% 70%
2014	** **	. >	2014	**	**		2014	**	**	A >	2014	**	**	(=	2014	-183%	198%	81%
2015	** **	(*	2015 2016	**		A >	2015 2016	• •	**	A)	2015 2016	**	- ;;		2015	-117% -141%	454% 353%	95% 88%
2017	• • • • • • • • • • • • • • • • • • • •	4)	2017 2018	**	**	A)	2017	**	••	A)	2017 2018	••	••	A)	2017	-202% -374%	239%	79%
2019	** **	*>	2019			* >	2019	• • •	**	A >	2019			A >	2019	-374%	136%	65%
2020	** **	A)	2020 2021	**		*)	2020 2021	**	**	A)	2020 2021	**	- ;;	A)	2020	493% 239%	113% 96%	60% 55%
2022	v v		2022 2023	**	A)		2022	* *	.,	*)	2022 2023	**	4.4	A)	2022	162%	85%	52% 49%
2024	v v A h	4)	2024		A)	A >	2024	• • •	*)	A P	2024		A)	A >	2024	115%	76%	48%
2025 2026	V V A P	4)	2025 2026	**	4)	*)	2025 2026	**	4)	4)	2025 2026	**	(*	A)	2025	107% 104%	74% 78%	48% 48%
	Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0			dwe O site Gros Abso Plannin Sub	e Area: 0 illings (0) @(0) dph. s profit: 0 option: 0 g gain at 0% sidy at 0		Sut	Abbisidy at E0 per u Sustai 309 70:30 (S Val div O Sit Gr At Plann	nability at £180 a Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0	%) s p.a. D0% per unit (interme) per unit ousing	diate)	dw O site Gro Ab: Plannii Su	Je Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0			dw O sit Gro Ab Planni Si	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0	
0'	Sustainability at 0 % Affordable Hou	sina		Sustain O% Afford	nability at 0	ina		O% Affo	ainability at 0 rdable Hou	sina			inability at 0	ısina			ainability at 0 rdable Hous	ina
TEST 18 SH	0		TECT	18 SHEET 1	0	•	TECT	18 SHEET 1	0		TECT	18 SHEET 1	0	-	TECT	18 SHEET 1	0	•
	GREENFIELD		IEST		INDUSTRIAL1		1651		INDUSTRIAL2		IESI		PDL		IEST		ICTION TO AFFOR	
0	DOWN MIDDLE	UP -	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0		-	0				0			-	0				0	0%	0%	0%
0			0			-	0	-			0	-			0	0%	0%	0%
0		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
6		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	o o	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o =	-		0	-		-	6				0	-			0	0%	0%	0%
0		-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0			0	-		-	0	-	-		0	-			0	0%	0%	0%
0		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0	1 1	-	0	-		-	0			-	o	-		-	0	0%	0%	0%
0			0	- 1			0		- Value Area	0	0	-			0	0%	0%	0%
								F	O dwellings (0 0 site @(0) dp Gross profit: Absorption: (Itanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing O	Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
EST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0%
		0	0	0 0% 0% 0% 0 0% 0% 0%
			0	0 0% 0% 0% 0 0% 0% 0%
1 1 1	0		0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
2 2 2		0	<u> </u>	0 0% 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustrainability at 0 0 % Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
EST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
			0	0 0% 0% 0%
	· <u> </u>		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
	0	, <u> </u>	0	0 0% 0% 0%
		0	0	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) aph Gross profit: 0 Absorption: 0 Planning gain at 076 Subday; at 0 0 0% Affordable Housing		

Figure 51 - Sensitivity Testing

Value Area: Four Sol wellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. 0.3 Hectare site @(250 DPH) dph. 0.3 Hectare site @(250 DPH) dph. 0.4 Hectare site @(250 DPH) dph. 0.5 Hectare site @(250 DPH) dph. 0.		50 dwe 0.2 Hectare	le Area: Four dlings (50 Flats) site @(250 DPH) as profit: (20%)	
Absorption. 50 units p.a. Planning gain at 100%. Subsisty at £0 per unit (remt) £ £0 per unit			ss profit: (20%)	dph.
Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 1 SHEET 1 TEST 2 SHEET		Planni	ition: 50 units p.a. ing gain at 100%	
To: 30 (Social Rent to Intermediate) Test 1 sHEET 1 Test 2 sHEET 1 T	nit	Sustainabi	(rent) & £0 per unit (in lity at £1800 per unit	it
NOUSTRIAL DOWN MIDDLE UP 2010 DOWN MIDDLE UP DOWN MI	ediate)	70:30 (Social	fordable Housin I Rent to Interme	
2010		EST 1 SHEET 1 RED	UCTION TO AFFORDAB	
2012	UP 2010		MIDDLE 60%	UP 40%
2014	2011 2012		71% 93%	44% 50%
2016	2013 2014		102% 189%	50% 60%
2018	2015		1249% 548%	73%
2019	2017	017 -94%	253%	58% 52%
1921 1922 1923 1924 1925 1926	A > 2019 A > 2020	019 -311%	111%	46%
2023	A > 2021	021 253%	73%	39%
2026	2022 2023	023 103%	63% 57%	36% 34%
Value Area: Four Solvenings (5 of last) 0.2 Hectare site (#250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a.	2024 2025	025 82%	55% 54%	34% 33%
Solution	A > 2026	026 80%	57%	33%
0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (pen) & £0 per unit (p	5)		Je Area: Four Illings (50 Flats)	
20% Affordable Housing 20% Affordable Hous	(intermediate) Sub-	0.2 Hectare : Gros Absorp Planni Subsidy at £0 per unit	site @(250 DPH) ss profit: (20%) ition: 30 units p.a. ing gain at 100% (rent) & £0 per unit (in	dph.
TEST 2 SHEET 1	ing	20% Aff	lity at £1800 per unit fordable Housin I Rent to Interme	ng
DOWN MIDDLE UP DOWN M		EST 2 SHEET 1		
2011	UP 2010	DOWN	MIDDLE	UP
	A > 2011	011 -322%	77%	41% 46%
2013	2012 2013	013 -121%	96% 122%	50% 53%
2014	2014 2015	015 -64%	275% 794%	63%
2016	2016		401% 211%	63% 56%
2018	2018 2019		137%	50% 45%
2020	2020	020 606%	82%	41%
2022	2022 2023	022 124%	60% 57%	35% 34%
2024	▲ ▶ 2024	024 86%	54%	33%
2025	2025 2026		55% 59%	33% 33%
So dwellings (50 Flats) O.2 Hectare Site @(250 DPH) dph. Gross profit. (20%)	s) I) dph.	50 dwe 0.2 Hectare	ie Area: Four Illings (50 Flats) site @ (250 DPH) ss profit: (20%)) dph.
Absorption: 70 units p.a. Absorption: 70 units p.a. Planning gain at 100% Subsidy at 60 per unit (ernel) & 60	nit ing	Absorp Planni subsidy at £0 per unit Sustainabi 20% Aff	ition: 70 units p.a. ing gain at 100%	it ng
TEST 3 SHEET 1 TEST 3 SHEET 3 TEST	TES	EST 3 SHEET 1 RED	UCTION TO AFFORDAB	BLE
DOWN MIDDLE UP DOWN M	UP 2010	DOWN 010 650%	MIDDLE 61%	UP 40%
2011	2011 2012 2013	012 -174%	93%	43% 50% 51%
2014	2013 2014 2015	014 -95%	165%	51% 58%
2016 V V A) 2017 V A) 2018	2016	016 -67%	830% 310%	69%
2018	2018	018 -126%	177%	54%
2019	2020	020 -2254%	94%	43%
2022	2022 2023	022 160% 023 108%	66%	37% 35%
2024	2024 2025	025 84%	56% 54%	34% 33%
2026 - 20	2026	028 82%	57%	33%

Value Area: 50 dwellings (! 0.2 Hectare site @(2 c) Gross profit: (Absorption: 50 u Planning gain a Subsidy at £0 per unit (rent) & £6 Sustainability at £18 20% Affordable	50 Flats) 50 DPH) dph. 20%) hts p.a. t 50% per unit (intermediate) 00 per unit Housing	Subsi	dwelling 2 Hectare sit Gross Absorption Planning dy at £0 per unit (r Sustainability 20% Affor	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un at £1800 per dable Hou	a. iit (intermediat unit s ing	e) Subsi	dwellin 1.2 Hectare s Gross Absorpti Planni dy at £0 per unit Sustainabili 20% Affo	e Area: Four igs (50 Flat lite @(250 Df profit: (20%) on: 50 units p.a. ig gain at 50% (rent) & £0 per ur by at £1800 per ordable Hou	S) PH) dph. a. it (intermediate) unit sing	Subsid	dwellin 2 Hectare si Gross Absorpti Plannir dy at £0 per unit i Sustainabilit 20% Affo	profit: (20%) on: 50 units p. og gain at 50% rent) & £0 per u y at £1800 pe rdable Hou	ts) PH) dphainit (intermedial er unit using	te) Subsic	dwellir 0.2 Hectare s Gross Absorpti Plannii ty at £0 per unit (Sustainabili 20% Affo	e Area: Four ngs (50 Flats lite @(250 DP profit: (20%) on: 50 units p.a ng gain at 50% rent) & £0 per uni ty at £1800 per ordable Hous	t (intermediate unit sing
70:30 (Social Rent to TEST 4 SHEET 1	Intermediate)	TEST): 30 (Social F 4 SHEET 1	ent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inter	mediate)): 30 (Social I 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 4 SHEET 1	Rent to Interr	nediate)
GREEN DOWN MIDE		-	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	_	REDU DOWN	CTION TO AFFORE MIDDLE	DABLE UP
2010		2010	DOWN	* >	* >	2010	DOWN	A >	*	2010	DOWN	* >	A >	2010	301%	56%	39%
2011		2011	**	* >	* >	2011	••	A)	* >	2011	••	A) V V	A)	2011	11732% -275%	65%	42% 47%
2013		2013	~ ~	1 *	4)	2013	~ ~	• •	4)	2013	**		A >	2013	-226%	88%	48%
2014	A)	2014 2015	**	**	A)	2014	**	• •	A >	2014 2015		* *	A)	2014	-105% -71%	147%	56%
2016	A)	2016	**	**	* >	2016	**	**	*>	2016	**		A >	2016	-84%	287%	61%
2017	A)	2017 2018	**	* *	A)	2017	• •	* *	A)	2017 2018	* *	**	A)	2017	-117% -198%	179%	54% 49%
2019	4)	2019	•••	-:-	4)	2019			*>	2019	•••		A)	2019	-726%	95%	44%
2020		2020 2021	• •	A)	* *	2020			A)	2020 2021	• •	**	A)	2020	454%	78%	40% 37%
2022	4)	2022	**	4)	* >	2022	••	4)	A)	2022	•••	*)	->	2022	115%	58%	35%
2023		2023 2024	(v	A }	4)	2023	* * *	A)	A)	2023 2024	* *	A)	4)	2023 2024	89%	53% 52%	33% 33%
2025		2024	4)	4)	4)	2024	* >	4)	*>	2024	· ·	*)	A >	2024	74%	52%	32%
2026		2026	* >	*)	*>	2026	A >	lue Area: F	* >	2026		.,	. >	2026	72%	53%	32%
Value Area: 50 dwellings (! 0.2 Hectare site @ (2 c Gross profit: (Absorption: 50 u Planning gain at Subsidy at £0 per unit (ren) & & Sustainability at £18	50 Flats) 50 DPH) dph. 20%) nits p.a. 200%		dwelling 2 Hectare sit Gross Absorptio Planning dy at £0 per unit (r	orofit: (20%) n: 50 units p.a gain at 200%	S) PH) dph. a. iit (intermediat	C	Sustain 20% 70:30 (S Value dwellin 1.2 Hectare s Gross Absorpt Plannir dy at £0 per unit	nit (rent) & E0 p ability at £1800 a Affordable Ho beial Rent to Inte A Frea: Four tite @(250 Df profit: (20%) on: 50 units p.a. g gain at 200% (rent) & E0 per ur ty at £1800 per	per unit using ermediate) S) PH) dph. a.	0	dwellin 2 Hectare si Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 50 units p. g gain at 2009	ts) IPH) dph. .a. % init (intermedial		dwellir 0.2 Hectare s Gross Absorpti Plannin ly at £0 per unit (e Area: Four logs (50 Flats lite @(250 DP profit: (20%) on: 50 units p.a. g gain at 200% rent) & £0 per unity ty at £1800 per	! (intermediate
20% Affordable	Housing	70	20% Affor	dable Hou	sing	7,	20% Aff	rdable Hou	sing	70	20% Affo	rdable Hou	using		20% Affo	ordable Hous	ing
70:30 (Social Rent to TEST 5 SHEET 1		TEST): 30 (Social F 5 SHEET 1		mediate)	TEST	5 SHEET 1	Rent to Inter	mediate)): 30 (Social I 5 SHEET 1	kent to inte	rmediate)		5 SHEET 1	Rent to Interr	
DOWN MIDE		-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFORE MIDDLE	DABLE UP
2010		2010 2011		A)	*)	2010	JOHN TO THE PERSON OF THE PERS	A)	* >	2010 2011	V V	(v	A)	2010	-511%	72%	44%
2012	4)	2012	**	**	4)	2012	••	* *	A)	2012	**	- ;;	A >	2012	-104%	130%	57%
2013	A)	2013 2014	**	**	4)	2013	**	* *	* >	2013 2014	**	**	A)	2013	-96% -65%	148% 418%	57% 69%
2015		2015 2016	• •	**	* * *	2015	••	• •	* * *	2015 2016	* *	**	**	2015	-48%	-376%	90%
2017	4 4	2017	**	**	4)	2017	**	* *	4)	2017	**	- ;;	4)	2017	-68%	1230%	68%
2018	A)	2018 2019	* *	**	A)	2018	* *	* *	* >	2018 2019	* *	**	A)	2018	-91% -145%	300% 168%	59% 52%
2020	A)	2020 2021	* *	• •	A)	2020	**	* *	A)	2020 2021	* *	**	A)	2020	-338%	119%	46% 42%
2022		2022	**			2022	~ ~	A)	* >	2022	**	1.0	A >	2022	249%	75%	39%
2023		2023 2024	**	* >	A)	2023	• • •	A >	4)	2023 2024	**	4)	4)	2023	149%	67% 64%	37% 36%
2025		2025	* *	A)		2025	**		A >	2025	**	.)	A)	2025	109%	62%	35% 35%
Value Area: 5 0 dwellings (0.2 Hectare site e (2) Asoption 50 in Planning giant a Sabiley at EMBOR pure from 5 to 2 Sustainability at fill 8 20% Affordable	50 Flats) 50 DPH) dph. 20%) hts p.a. 100% 5000 per unit (intermediate		dwelling 2 Hectare sit Gross Absorptio Planning at £48500 per unit () Sustainability	orofit: (20%) n: 50 units p.a gain at 100%	S) PH) dph. a. unit (intermedia unit		0.2 Hec Absolute E0 per u Sustain 20% 70:30 (S Value dwellir 1.2 Hectare s Gross Absorpt Plannir at £48500 per unit Sustainabili	dwellings (50 F are site @(250 t) corption: 50 units unining gain at 26 corption: 50 units unining gain at 26 corption: 50 units part of the folial form of the folial form of the folial form of the folial form of the folial f	PH) dph. 6) 1: p.a. 10% er unit (interme per unit using ermediate) S) PH) dph. 1. unit (intermediate unit unit unit unit unit unit unit unit		dwellin 2 Hectare si Gross Absorpti Plannin at £48500 per unit Sustainabilit	Area: Fou gs (50 Fla te @(250 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £26000 ps y at £1800 ps y at £1800 ps	ts) PH) dph. .a. % er unit (intermedia er unit		dwellir D.2 Hectare s Gross Absorpti Plannin y at £48500 per unit Sustainabili	e Area: Four Igs (50 Flats tite @(250%) on: 50 units p.a. g gain at 100% (rent) & E26000 per ty at £1800 per ty at £1800 per	unit (intermediate unit
70:30 (Social Rent to	Intermediate)): 30 (Social F	ent to Inter	mediate)		0:30 (Social	Rent to Inter	mediate)):30 (Social I	Rent to Inte	rmediate)		0:30 (Social	Rent to Inter	
TEST 6 SHEET 1 GREEN		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDU	CTION TO AFFORE	DABLE
2010 DOWN MIDE	LE UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 428%	MIDDLE 46%	UP 33%
2011		2011 2012	**	A)	A)	2011	**	A)	A)	2011 2012	**		A)	2011	-400% -121%	54%	35% 40%
2013		2013		*>	A >	2013		4)	A >	2013			A >	2013	-106%	76%	40%
2014	4)	2014 2015	**	**	A >	2014		**	A }	2014 2015	**	**	A)	2014	-60% -43%	142% 953%	48% 59%
2016		2016 2017	• •	**	A)	2016	**		A)	2016 2017	• •	**	A)	2016	-51% -68%	421% 196%	54% 48%
2018	A >	2018	**	~ ~	* >	2018	~ ~	~ ~	* >	2018	**	;;	A >	2018	-105%	121%	43%
2019		2019 2020	**	(v	4)	2019	**	¥ ¥	A)	2019 2020	**	* * (*	4)	2019 2020	-233% 1488%	87% 71%	39% 36%
2021	A)	2021 2022	**	* >	4)	2021	**	A)	A)	2021 2022	**	A)	A)	2021	195%	60% 52%	33% 31%
2023		2023	* *	* >	4)	2023	4 *	4)	* >	2023		*)	* >	2023	81%	47%	30%
2024	A)	2024 2025	A >	A }	4)	2024	4)	A)	A }	2024 2025	1 *	4.)	4)	2024 2025	72% 67%	46% 45%	29% 29%
2026		2026	* >	*)	*	2026	* >	lue Area: F	* >	2026	*)	*)	4)	2026	65%	47%	29%
						Subsidy	50 0.2 Hed (Abs Pli at £48500 per u Sustain 20 %	dwellings (50 F are site @(250 I iross profit: (20 orption: 50 units anning gain at 10 nit (rent) & E260 ability at E1800 • Affordable Ho ocial Rent to Inte	lats) DPH) dph. 6) p.a. 10% 100 per unit (integral) using	termedis	ate)						

	50 dwell 2 Hectare s Gross Absorpti Plannin at £25000 per unit	Area: Four ings (50 Flatite @(250 Di profit: (20%) on: 50 units p g gain at 100% (rent) & £22000 per ty at £1800 per	ats) PH) dph. a. 6 r unit (intermediat		dwellin .2 Hectare si Gross Absorptio Planning at £25000 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per v at £1800 per	s) PH) dph. a. r unit (intermedia		dwellin 1.2 Hectare s Gross Absorpt Plannin at £25000 per unit Sustainabili	i profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe tv at £1800 pe	ts) PH) dph. a. r unit (intermediate r unit		dwellin .2 Hectare si Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	ts) IPH) dph. .a. % er unit (intermedia		dwellir 0.2 Hectare s Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	H) dph.
70:	20% Affo	rdable Hou Rent to Inter	ısing	70	20% Affo 0:30 (Social F	rdable Hou	ısing	70	20% Affo 0:30 (Social	ordable Hou	ısing	70	20% Affo 0:30 (Social I	rdable Ho	using	7	20% Affo 0:30 (Social	ordable Hou	sing
	SHEET 1	GREENFIELD			7 SHEET 1	INDUSTRIAL1			7 SHEET 1	INDUSTRIAL2			7 SHEET 1	PDL		TEST	7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 52%	UP 36%
2010		4)	4)	2010	**	4)	4)	2010		A)	4)	2010	**	4)	4)	2010	-480%	61%	39%
2012 2013		(*	A)	2012	**	4.4	A)	2012	••	* *	A }	2012	**	• •	A)	2012	-145% -127%	79% 87%	44% 45%
2014	••		A)	2014	**	**	* >	2014	• •	• •	A }	2014	• •	• •	A)	2014	-71%	162%	53%
2015 2016			A)	2015 2016	••	**	A)	2015	• • •	• • •	A):	2015 2016	• •		A)	2015	-50% -59%	1079% 475%	65% 59%
2017 2018	* *		A)	2017 2018	**		A)	2017 2018	~ ~	**	A)	2017 2018	* *	~ ~	A)	2017	-79% -121%	220%	52% 47%
2018		**	A >	2018	**	* *	*)	2018	**	**	4)	2018	**			2018	-121%	136% 97%	47%
2020 2021		4 *	A)	2020	**	A)	* >	2020	• •	A)	4)	2020	**	~ v	A)	2020	1685% 219%	78% 65%	39% 36%
2022	~ ~	A >	* >	2022	••	A)	* >	2022	••	A)	A >	2022	* *	* >	* >	2022	123%	57%	33%
2023 2024	4.4	A }	A }	2023	A)	A)	4)	2023	A >	A)	A)	2023 2024	• •	4)	4)	2023	90% 79%	52% 50%	32% 31%
2025	A)	A F	* >	2025	A)	4)	.)	2025	A)	A >	A F	2025 2026	4	A)	A)	2025	73% 71%	49% 51%	31%
2026		*>	>	2026	4)	.,	.,	2026		ilue Area: F	our	2026	(*	۸,	۷,	2026	71%	51%	31%
Subsidy a	50 dwell 2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilli 20% Affo 30 (Social	Area: Four ings (50 Flat ite @(250 Di profit: (20%) on: 50 units p g gain at 100% (rent) & £24000 per yrdable Hou Rent to Inter	ats) PH) dph. a. funit (intermediate runit)	e) Subsidy	dwellin .2 Hectare si Gross Absorptic Planning at £36000 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per prdable Hou	es) PH) dph. a. runit (intermedia runit	te) Subsidy	70:30 (S Value dwelling 1.2 Hectare S Gross Absorpti Planning at £36000 per unit Sustainabili	ion: 50 units p. ion: 50 units p. ig gain at 1009 (rent) & £24000 pe ty at £1800 pe ordable Hou	ousing ermediate) r ts) PH) dph. a. 6 r unit (intermediate r r unit	i) Subsidy	dwellin 2 Hectare si Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pi ty at £1800 pe ordable Hol	ts) PH) dph. .a. .6 er unit (intermedia er unit	ate) Subsid	dwellir 0.2 Hectare s Gross Absorpti Plannin by at £36000 per unit Sustainabili 20% Affo 0:30 (Social	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) H) dph. . unit (intermediate unit
TEST 8	SHEET 1	GREENFIELD	,		8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2			8 SHEET 1	PDL			8 SHEET 1	CTION TO AFFOR	
L [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011		* >	* >	2010	**	4)	* >	2010	**	4)	A)	2010 2011	**	* * * * * * * * * * * * * * * * * * * *	4)	2010	-442%	49% 58%	34% 37%
2012 2013		(*	A)	2012	**	A)	*)	2012	• • •	4.7	A)	2012	**		A)	2012	-134% -117%	75% 82%	42%
2014	**	* *	* >	2014	**	* *	* >	2014	**	* *	* >	2014	**	~ ~	A >	2014	-66%	152%	51%
2015 2016			A >	2015 2016	••	**	A)	2015	• • •	• • •	A):	2015 2016	• •		A)	2015	-47% -55%	1020% 450%	62% 57%
2017 2018	••	**	A)	2017 2018	**	**	A)	2017 2018	**	**	A F	2017 2018	• •	••	A)	2017 2018	-74% -114%	208%	50% 45%
2019	Ų.	~ ~	* >	2019	· · ·	* *	A >	2019	- · ·	**	A >	2019	**	Ų.	A.)	2019	-251%	93%	41%
2020 2021		A }	A >	2020	••	A)	A)	2020	• • •	A)	A P	2020 2021	• •	A)	A)	2020	1592% 208%	75% 63%	37% 35%
2022	• •	A >	.)	2022	••	۸)	A)	2022	••	A)	A)	2022	* *	* >	* >	2022	117%	54%	32%
2023 2024	A >	* >	A >	2023	A)	4)	->	2023	A)	4)	4)	2023	**	A)	4)	2023	76%	50% 48%	31% 30%
2025 2026	A)	A }	A)	2025 2026	A)	A)	A)	2025	A)	A)	A)	2025 2026	1 *	A)	A)	2025 2026	70% 68%	47% 49%	30% 30%
	O dv O site Gro Ab Planni Si Susti	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou: 0	sing		dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 dable Hous 0	sing	Subsidy	at £36000 per u Sustail 20% 70:30 (\$ Val dv O sit Gn At Plann S	tare site @(250 gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & 24 abality at £1800 & Affordable Ho- colai Rent to Init ue Area: 0 wellings (0) e @(0) dph. osorption: 0 ling gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Suste	ue Area: 0 ellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou 0			dw O sit: Gro Ab Planni Si Sust:	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ss profit: 0 ing gain at 0% ubsidy at 0 einability at 0 rdable Hous 0	ing
TEST 9	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	o	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0		-	-	0		-	-	0	-	-	-	0	-	-	-	-	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-		-	ő	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-		-	0	0% 0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-		-	0				0	-		-	0	0%	0%	0%
ó				o o				ő				o o				ĕ	0%	0%	0%
0			-	0	-			0	-			0	-			ő	0% 0%	0% 0%	0% 0%
0	- 1	=	=	0			-	0	=	=		0	=		-	0	0% 0%	0% 0%	0% 0%
									F	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 dwellings (0) 0 site @(0) qb, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 GREENFIELD	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 RNDUSTRAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 RNDUSTRIAL2	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 10 SHEET 1	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 10 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIGOLE UP 0	OOWN MIDDLE UP	DOWN MIDOLE UP O 0% 0% 0% 0% 0% O 0% 0% 0% 0% O 0% 0% 0% O 0% 0% 0% O 0% 0% O 0% 0% O 0% 0% O 0% O 0% 0% O 0 0% O 0 0% O 0% O 0 0% O 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0
Manage Fare	Makes Assa Form	Value Area: 0 0 dwellings (0) 0 site #(0) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: Four	0 0% 0% 0%
Value Area: Four 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) ph. Gross profit: C00%) Absorption: 50 units p.a. Planning gain at 100% Subsity at £0 per unit (ent) £ 0 per unit (ent) Subsity at £0 per unit (ent) £ 0 per unit formediate) Sustainability at £60 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Four dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 10 oper unit (ronl) & £0 per unit (ronl) & £0 per unit (ronl) & £0 per unit 20% Affordable Housing 70: 30 (30 Gold Rent to Intermediate)	Value Area: Four dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% in the profit of	dwellings (50 Flats) 0.2 Hectare site @(260 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Panning gain at 100% Subsidy at 60 per unit (cert) & 60 per unit (cert) & 60 per unit (cert) Sustainability at £600 per unit 20% Affordable Housing 70: 30 (50cial Rent to Intermediate)	Sustainability at £600 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)
TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP 2010 2011 2013 2013 2014 2014 2016 2016 2017 2017 2019 201	TEST 1 SHEET 1 DOWN MIDDLE UP 2010 2011 2012 2013 2013 2014 2016 2016 2017 2019 2019 2019 2019 2019 2019 2019 2019	TEST 11 SHEET 1 DOWN MIDDLE UP 2010 2011 2012 2012 2013 2014 2016 2016 2017 2019 2020 202	TEST 11 SHEET 1 DOWN MINDLE UP 2010 2011 2012 2012 2012 2013 2014 2015 2016 2016 2017 2017 2019 2019 2019 2019 2019 2019 2019 2019	TEST 11 SHEET 1 2010 2010 2010 2010 2010 2010 2010 2012 2011 2010 2
2025	2025	2025 Value Area: Four 50 dwellings (50 fats) 0.2 Hectare site @(250 DPH) gish Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (rent) & E0 per unit (interme 20% Affordable Housing 70-30 (Social Rent to Intermediate) 70-30 (Social Rent to Intermediate) 70-30 (Social Rent to Intermediate)	2025	2025 77% 5.2% 3.2% 2026 75% 5.5% 3.2%
Value Area: Four 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit (200), Absorption, 50 units p. a. Planning gain at 100% Subsidy sat 50 per unit (ent) 4 til per unit (intermedate) 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1	Value Area: Four dwellings (5 of Iats) 0.2 Hectare site @(250 DPH) dph. Cross profit: (200), Absorption: 50 units p.a. Planning gain at 100%. Subsidy at 50 per unit (mnl) ± 60 per unit (mnl) ± 60 per unit (mnl) ± 70.30 (Social Rent to Intermediate). Sustainability at 65 per unit 203% Affordable Housing 70:30 (Social Rent to Intermediate). TEST 12 SHEET 1	Value Area: Four dwellings (5 of Iats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (200) Abxorption: 50 units p.a. Planning gain at 100% Subsidy at 0.pe unit ferinamentalist) Subsidiated by the Community 20% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 12 SHEET 1	Value Area: Four dwellings (5 of Itats) 0.2 Hectare site @(250 DPH) dph. Cross profit: (2006) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 50 pr unit femily at 50 pr unit femily at 50 pr unit femily 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1	Sustainability at £0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1
DOWN MDDLE UP 2010 2011 2012 2012 2013 2014 2015 2016 2017 2017 2018 2018 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019	NOUSTRIAL1 DOWN MIDDLE UP	NOUSTRAL2 UP DOWN MODEL UP UP UP UP UP UP UP UP UP UP UP UP	2012	REDUCTION TO AFFORDABLE DOWN MIDDLE 2010 325%. 56% 39% 2011 79%%. 56%, 42% 2012 -22% 81% 47% 2013 -224% 81% 47% 2014 -107% 163% 55% 2016 -84% 20%, 61% 2016 -84% 20%, 54% 2017 -117% 185% 54% 2019 -710% 42% 2019 44% 2020 671% 97%, 44%
2020	2000	2022	2020	2020 6.1% 72% 40% 2021 182% 6.7% 37% 37% 2022 182% 589% 35% 35% 2022 86% 55% 53% 33% 2024 86% 55% 53% 33% 2026 26% 51% 51% 32% 53% 32%
		Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (rent) & E0 per unit (interme Sustainability at E0 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	ediate)	

Value Area: Four 50 dwellings (50 Flats) 0.2 Hectare site @(250 DHY) d Gross profit. (20%) Absorption: 50 units of a substantial of the substantia	rmediate) Sub	dwellin 0.2 Hectare si Gross Absorpti Plannius sidy at £0 per unit i Sustainabilit 20% Affo 60:50 (Social I	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsi	dwellir .2 Hectare s Gross Absorpti Plannid dy at £0 per unit Sustainabili 20% Affo 0:50 (Social	e Area: Four Igs (50 Flat ite @(250 D profit: (20%) on: 50 units p. Ig gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou- Rent to Inter	es) PH) dph. a. bi cit (intermediate) cupit cupit cupit	Subsid	dwellin 2 Hectare si Gross Absorpti Plannid dy at £0 per unit i Sustainabilli 20% Affo 0:50 (Social I	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hor	nts) DPH) dph. a.a. which is a constant of the constant of t	e) Subsid	dwellin 0.2 Hectare si Gross Absorpti Plannin y at £0 per unit (r Sustainabilit 20% Affo 0:50 (Social I	e Area: Four gs (50 Flats tite @(250 DP profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per ordable Hous Rent to Intern	H) dph. (intermediate) unit
TEST 13 SHEET 1 GREENFIELD	TES	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDU	CTION TO AFFORE	DABLE
DOWN MIDDLE	UP 2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 553%	MIDDLE 53%	UP 35%
2011	2011		*)	*>	2011	- ;;		A P	2011	- ;;	*>	* >	2011	-522%	62%	38%
	2012	**	A >	A)	2012	**		A)	2012 2013	**	**	A)	2012	-158% -138%	81% 88%	43% 44%
	2014	**	**	A)	2014		**	A)	2014 2015	* *	~ ~	A)	2014	-77% -54%	164% 1090%	52%
2016	2016	~ ~		A)	2016	**		A >	2016			A)	2016	-63%	477%	57%
	2017	••	**	A)	2017	**	**	A):	2017 2018	**	**	A)	2017 2018	-83% -125%	219%	50% 44%
2019	2019	V V	**		2019	**	**	A F	2019	**	•		2019	-271%	95%	40%
	2020	* *	A)	A)	2020	**	A)	A >	2020 2021	**	A >	A)	2020	1697% 219%	76% 63%	36% 33%
2022	2022	**	* >	* >	2022	• •	* >	* >	2022	**	* >	* >	2022	121%	54%	31%
	2023	(v	A)	A >	2023	A)	A)	A >	2023 2024	•••	4)	4)	2023	88% 78%	49% 48%	29% 29%
2025	2025 2026	A)	A)	A)	2025 2026	A)	A)	.)	2025 2026	1 *	A)	A)	2025 2026	72%	47% 49%	28% 28%
2028	2026	*)	.,		2026		lue Area: F		2026	1.	-,	,	2026	69%	49%	28%
Value Area: Four 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) d Gross profit: (20%) Absorption: 50 units p.a. 20% Affordable Housing 0:100 (Social Rent to Intermedil	rmediate) Sub	dwellin 0.2 Hectare si Gross Absorpti Plannin sidy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	O (e) Subsi	Pic sidy at £0 per u Sustain 20% 50:50 (\$ Value dwellir .2 Hectare \$ Gross Absorpti Plannin dy at £0 per unit Sustainabilli 20% Affe	arption: 50 unit anning gain at 11 init (rent) & £0 p hability at £1800 Affordable Hc accial Rent to Int at Area: Four Igs (50 Flat ite @ (250 D profit: (20%) on: 50 units p. gg gain at 100% (rent) & £0 per uty at £1800 pe brodable Hou.	oo% er unit (interme per unit ussing ermediate) r s) PH) dph. a. b) nit (intermediate) unit sising	O	dwellin 2 Hectare si Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hol	nts) DPH) dph. a.a. writ (intermedial er unit using	e) Subsid	dwellin 2.2 Hectare si Gross Absorpti Plannin y at £0 per unit (r Sustainabilit 20% Affo	Area: Four Igs (50 Flats Ite @(250 DP profit: (20%) on: 50 units p.a. gain at 100% rent) & £0 per unit y at £1800 per orrdable Hous Rent to Interr	H) dph. (intermediate) unit
TEST 14 SHEET 1		14 SHEET 1	ent to Inter	mediate)		14 SHEET 1	Rent to Inte	mediate)		14 SHEET 1	Rent to Inte	rmediate)		14 SHEET 1		
GREENFIELD DOWN MIDDLE	UP	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	2010	DOWN	* >	A >	2010	DOWN	A >	* >	2010	DOWN	A >	* >	2010	374%	34%	22%
	2011		A)	4.)	2011		A)	A >	2011 2012	• • •	A)	4)	2011	-353% -107%	39% 52%	24% 26%
	2013	* *	A >	*)	2013	**	A)	*)	2013 2014	• •	(v	A)	2013	-93% -51%	56%	27% 31%
	2014		**	A)	2014		**	A)	2014			A)	2014	-36%	687%	38%
	2016	• •	••	A)	2016 2017	••	••	A):	2016 2017	••	••	A)	2016	-41% -53%	296%	34% 29%
2018	2018	V V	1.4	A)	2018	**	**	4)	2018	- ; ;		A)	2018	-80%	80%	26%
	2019	••	A)	A)	2019	• •	A)	A)	2019 2020		4 +	4)	2019	-170% 1050%	58% 46%	23% 21%
2021	2021	· · ·		A >	2021	~~	A >	* >	2021	**	A >	* >	2021	132%	38%	19%
	2022	A)	A)	A)	2022	4)	A)	4)	2022 2023	* * *	A)	4)	2022	72% 54%	32% 29%	17% 17%
2024	▲ ▲ 2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024	48%	28%	16%
	2025	A }	**	**	2025 2026	* >	**	**	2025 2026	* * *	**	**	2025 2026	44% 43%	28% 30%	16% 16%
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 15 NEET 1	TES	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing		50 0.2 Hect C Abs Sidy at E0 per u Sustair 20% 0:100 (S Vali dy 0 Sit Gr Ab Planni Ss	diue Area: F dwellings (250 cross profit: (20 cross profit: (20 cross profit: 20 cross profit: 0 cosorption: 0 cross profit: 0 c	ilats) DPH) dph. %) s p.a. D0% ser unit (interme per unit pussing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 dable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0	ing
GREENFIELD			INDUSTRIAL1		IEST		INDUSTRIAL2		IEST		PDL		IEST	REDU	CTION TO AFFORE	DABLE
0	UP 0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	- 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		-			0	-	-	-	0	-	-		6	0%	0%	0%
0	- 0		-	-	0		-	-	0				0	0%	0%	0% 0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	- 0	-			0			-	0				ő	0%	0%	0%
0	_ 0	-	-		0	-	-	-	0		-	-	0	0%	0%	0%
0	- 0	-	-	-	0		-	-	0	-	-		0	0%	0%	0%
0	- 0	-			0	-			0				0	0%	0%	0%
0	- 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	- 0	-	-		0	-	-		0		-		0	0%	0%	0%
						Р	Jalue Area: 0 dwellings (0); 0 site @(0) dpt Gross profit: 0 Absorption: Sanning gain at t Subsidy at 0 Sustainability at Affordable Ho	0								

0.2 He Subsidy at £ Su 20 70:30	50 dwelling lectare site Gross pr Absorption Planning of £0 per unit (re ustalnability 0% Afford (Social Re	e @(250 C rofit: (25%) i: 50 units p gain at 1009 nt) & £0 per u at £1800 pe dable Ho	ats) PH) dph. .a. .a init (intermediate or unit using	e) Subsi	dwelling 2 Hectare sit Gross Absorptio Planning dy at £0 per unit (r Sustainability 20% Affor 9:30 (Social R	profit: (25%) in: 50 units p. j gain at 100% rent) & £0 per u j at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit	e) Subsi	dwellin 0.2 Hectare s Gross Absorpt Plannin dy at £0 per unit Sustainabili 20% Affe 0:30 (Social	i profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Ho	ts) PH) dph. a. iii (intermediate) r unit using	Subsid	dwellin 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affe	profit: (25%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	ts) PH) dphaa .init (intermedialer unit	te) Subsid	dwellin 2.2 Hectare s Gross Absorpt Plannin y at £0 per unit i Sustainabili 20% Affo 0:30 (Social	e Area: Four ngs (50 Flat site @ (250 Df s profit: (25%) clon: 50 units p.: g gain at 100% (rent) & £0 per un ity at £1800 per ordable Hou Rent to Inter	s) PH) dph. a. bit (intermediate) sunit sising
TEST 16 SI		GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	JCTION TO AFFOR	DARI F
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	**	A)	2010		~ >	A)	2010	**	* *	A)	2010 2011	**		A)	2010	-283% -138%	76% 96%	45% 50%
2012	••	* *	A)	2012 2013	**	••	A)	2012	**	••	A)	2012 2013	• •	••	A)	2012	-86% -80%	149% 176%	58% 59%
2014	**	**	4)	2014	~ ~		4)	2014		**	4)	2014	**		(*	2014	-55%	1050%	73%
2015	**	**	**	2015 2016	**	••	A P	2015	• •		4.4	2015 2016	**		**	2015	-43% -48%	-243% -342%	97% 84%
2017			A >	2017		Ų.	A >	2017	**	- ; ;	A >	2017		Ų.	1.	2017	-59%	-2108%	71%
2018	**	-::-	A)	2018	**	**	A >	2018	**	**	A)	2018 2019	**	**	A)	2018	-78% -116%	447% 202%	61% 53%
2020	**	**	A)	2020	**	**	A)	2020	• •		A)	2020	• •	**	A)	2020	-225% -2096%	133%	47%
2021	**	1.	4)	2021 2022		A >	*>	2021	**	4.)	A)	2021 2022			*>	2021	-2096% 342%	79%	43% 39%
2023 2024	* *	4.)	A)	2023 2024	**	4)	A)	2023	**	A)	A)	2023 2024	* *	4+	A }	2023 2024	175%	69%	37% 36%
2025		*)	4)	2025	**	A >	4)	2025	**	4)	4)	2025		4)	* >	2025	138%	64%	35%
2026	**	* >	*)	2026	**	* >	*>	2026	**	ilue Area: I	* >	2026	**	1+	*>	2026	114%	69%	35%
0.2 He Subsidy at E Su 20	50 dwelling lectare site Gross pr Absorption Planning of £0 per unit (re ustalnability 0% Afford	e @(250 E rofit: (17%) i: 50 units p gain at 1009 int) & £0 per u at £1800 per dable Hor	ats) PH) dph. .a. .a init (intermediate or unit using	e) Subsi	dwelling 2 Hectare sit Gross p Absorptio Planning dy at £0 per unit (r Sustainability 20% Affor	profit: (17%) in: 50 units p. j gain at 100% rent) & £0 per ui j at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit	(e) Subs	osidy at £0 per u Sustai 2009 70:30 (\$ Value dwellin 0.2 Hectare \$ Gross Absorpt Plannir idy at £0 per unit Sustainabill 20% Affe	nability at £180 6 Affordable H cotal Rent to In e Area: Fou ngs (50 Fla lite @(250 E profit: (17%) ion: 50 units p ig gain at 1003 (rent) & £0 per u ty at £1800 per ty at £1800 per creable Hoi	per unit (interme per unit pussing ermediate) r ts) PH) dph. a. b. init (intermediate) r unit	O Subsic	dwellin 2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	profit: (17%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	ts) PH) dpha6 init (intermedialer unit	te) Subsid	dwellin 2.2 Hectare s Gross Absorpt Plannin y at £0 per unit o Sustainabili 20% Affe	e Area: Four ngs (50 Flat site @(250 Dl jon: 50 units p.: ng gain at 100% (rent) & £0 per un tity at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate) sunit sising
70:30 TEST 17 SI	(Social Re	ent to Inte	rmediate)	TEST): 30 (Social R 17 SHEET 1	ent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	TEST	17 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
		GREENFIELD		1.25.		INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	JCTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 240%	MIDDLE 55%	UP 38%
2011	••	A P	A)	2011	••	4)	A)	2011	••	A)	A)	2011 2012	• •	* >	A)	2011	886%	63%	42% 46%
2013	**			2013	**		* >	2013	**	1.4	.,	2013	**		* >	2013	-302%	83%	47%
2014		**	A)	2014	**	**	A)	2014	•••	**	4)	2014 2015	**	**	A)	2014	-123% -79%	131% 305%	54%
2016			A >	2016		Ų.	A)	2016	**	- ; ;	A Þ	2016		Ų.	A >	2016	-95%	237%	59%
2017		-:-	A)	2017	**	• •	A)	2017	**	**	A)	2017 2018	**		A)	2017	-136% -252%	159% 115%	53% 48%
2019	• •	* *	* >	2019	• •	4.4	* >	2019	• •	* *	A >	2019	• •	• •	* >	2019	-2340%	90%	44%
2020	**	* >	A)	2020		A)	A >	2020	**	A)	A)	2020 2021	**	4 ¥	A)	2020	331% 159%	75% 65%	40% 37%
2022	V V	* >	* >	2022	· ·	A }		2022	* *	4)	A)	2022	* *	* >	* >	2022	107%	57%	35%
2023 2024	4 +	A)	A)	2023 2024	A)	A)	4.)	2023	A)	A >	*>	2023 2024	1.4	A)	A)	2023 2024	76%	52% 51%	33% 33%
2025	A)	* >	4)	2025 2026	A)	A)		2025	A)		4)	2025 2026	1+	4)	A)	2025 2026	71%	50% 52%	32% 32%
	O dwe O site Gross Abso Planning Subs	e Area: 0 ellings (0) @(0) dph. s profit: 0 rption: 0 gain at 0% sidy at 0 lability at 0			dwe O site Gros Abs Plannin Sut Sustal	le Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 inability at 0		Sul	Abbished Abb	nability at £180 5 Affordable Hocial Rent to In we Area: O wellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0	%) s p.a. 50% ser unit (interme) ger unit vinterme) ger unit susing ermediate)	ediate)	dw O site Gro Ab Planni Se Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibisidy at 0 inability at 0			dv O sit Gr Al Plann S Sust	wellings (0) te @(0) dph. oss profit: 0 sing gain at 0% ubsidy at 0 alinability at 0	
0	% Afford	lable Hou	sing		0% Affor	dable Hous	sing			rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hous	sing
TEST 18 SI				TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1			TEST	18 SHEET 1	0	
_	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	JCTION TO AFFOR	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-	-		0	-	-	-	0	_		-	0	-	-		0	0%	0%	0%
0	-		-	0	-		-	0		-	-	0	-		-	0	0%	0%	0%
0	-	-		0	-	-	-	0	_		-	0	-	-		0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-		-	o	-	-	-	0	-		-	0	-	-		0	0%	0%	0%
0	-		-	0	-		-	0	-		-	0	-	-		0	0%	0%	0%
0	-	-		0	-	-	-	0	-			0	-	-		0	0%	0%	0%
0	-			0	-		-	0	-	-		0	-			0	0%	0%	0%
0	-			o		-	-	o				0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0		- Value Area	0	0	-	-		0	0%	0%	0%
									F	O dwellings (0 0 site @(0) dp Gross profit: Absorption: (flanning gain at Subsidy at 0 Sustainability a Affordable Ho	0 0								

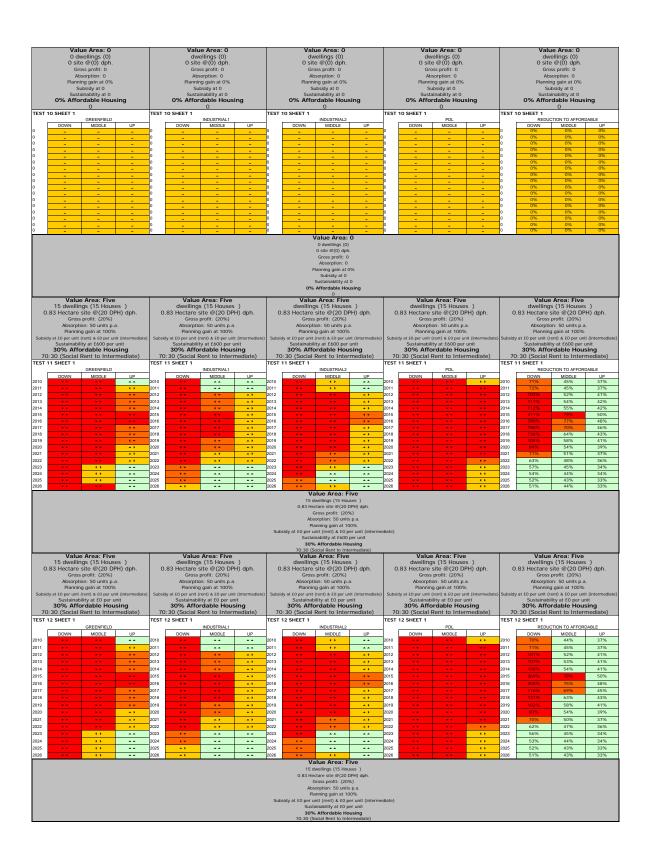
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
EST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1	INDUSTRIAL2	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	6	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
1 1 1	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0	<u> </u>	0.8 0.8 0.8
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0% Affordable Housing		
Value Area: 0	Value Area: 0	0% Affordable Housing 0 Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	0% Affordable Housing 0 Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)
		0% Affordable Housing 0 Value Area: 0		
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0	0% Affordable Housing 0 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) oph. Gross profit: Absorption: 0 Absorption: 0 Busheldy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 Test 20 SHEET 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subdidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) qhh. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 0% Affordable Housing 01 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 Test 20 SHEET 1	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 57 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) qhh. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph,
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 57 20 SHEET 1 GREENFIELD	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 05 Subsidy at 0 Subsidy at 0 OSA Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDGLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O TZ O SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substaidy at 0 OS Affordable Housing T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0's Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDGE UP DOWN MIDGE UP DOWN INDUSTRIAL2	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 O's Affordable Housing O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP O O O	dwellings (0) O site @(0) dph.
O dwellings (0) O site (9 (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Aftordable Housing U T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REBUCTION TO AFFORDABLE DOWN MIDQUE UP 0 0 %
O dwellings (D) O site @ (D) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substaidy at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 DOWN MIDGLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sussidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDGLE UP DOWN MIDGLE UP DOWN INDUSTRIAL2	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP 0 0 0 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	dwellings (0) O site @(0) dph.
O dwellings (0) O site (#0) Oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDGLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sussidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDGLE UP DOWN MIDGLE UP DOWN INDUSTRIAL2	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP	dwellings (0) Osite @(0) dph,
O dwellings (0) O site (#0) Oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 OOWN MIDQLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'A Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sussidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDGLE UP DO	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substainability at 0 O's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDQLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site (2)(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDE UP 0 0 0 0	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0 O'% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP DOWN MIDG	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MIDDLE UP O	dwellings (0) Osite @(0) dph,
O dwellings (0) O site (8'(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Oss Affordable Housing U 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Description: 0 Descrip	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. DOWN MIDOLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (9 (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENPIELD DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 0 O'% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP DOWN MIDG	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MIDDLE UP O	dwellings (0) Osite @(0) diph.
O dwellings (0) O site (#2(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Oscalinability at 0 O	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0 dwellings (0) O site @ (0) qph, Gross profit: 0 Absorption: 0 A	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site (8'(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Oss Affordable Housing U 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Description: 0 Descrip	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtisidy at 0 Sustainability at 0 O'S Affordable Housing O'T 20 SHEET 1 GREENFIELD DOWN MODULE UP	dwellings (0) 0 site @(0) dph.	O% Affordable Housing Value Area: 0 dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MDDAE UP	dwellings (0) 0 site @(0) dph.	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 DOWN MIDGE UP 0 0 0 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MDDAE UP	dwellings (0) 0 site @(0) dph.	O% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Osstainability at 0 O% Affordable Housing TEST 20 SHEET 1 NDUSTRAL2 DOWN MEDGE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS ATTOTABLE HOUSING DOWN MDDLE	dwellings (0) 0 site @(0) dph.	0% Affordable Housing Value Area: 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS ATTOTABLE HOUSING DOWN MDDLE	dwellings (0) 0 site @(0) dph.	0% Affordable Housing Value Area: 0 dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS ATTOTABLE HOUSING DOWN MDDLE	dwellings (0) 0 site @(0) dph.	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) oph. Gross profit: 0 Rhosophion: 0 Plannings (0) Subsidy at 0 Sustainability at 0 Sustainability at 0 O'8 Affordable Housing 0 O'8 Affordable Housing 0 O'9 MIDUSTRAL2 DOWN MIDUSTRAL2 DOWN MIDUSTRAL2 O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustiavity at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 CORENFIELD DOWN MICOLE UP	dwellings (0) 0 site @(0) dph.	0% Affordable Housing Value Area: 0 dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP PDI. POI. OOWN MIDDLE UP	dwellings (0) Osite @(0) dph.

Figure 52 - Sensitivity Testing

Value Area Time					livii	ty Test														
Company Comp								es)												
Automatical Column		3 Hectare s	ite @(20 D		0	.83 Hectare :	site @(20 DF		C	.83 Hectare	site @(20 DF		0	.83 Hectare	site @(20 D	PH) dph.	C	0.83 Hectare	site @(20 DF	
Substitution of the part of		Absorptio	n: 50 units p.	a.		Absorption	on: 50 units p.a	ı.		Absorpt	ion: 50 units p.a	a.		Absorpti	on: 50 units p	.a.		Absorpti	on: 50 units p.a	a.
30% Afficialite Housing 10		at £0 per unit (rent) & £0 per ui	nit (intermediate)) Subsi	dy at £0 per unit (rent) & £0 per un	it (intermediate) Subsi	idy at £0 per unit	(rent) & £0 per un	it (intermediate)) Subsi	dy at £0 per unit i	(rent) & £0 per u	init (intermediate	Subsid	y at £0 per unit (r	ent) & £0 per un	it (intermediate)
No. Proceedings Process Proc	:	30% Affo	rdable Hou	using		30% Affo	rdable Hou	sing		30% Aff	ordable Hou	sing		30% Affo	rdable Ho	using		30% Affo	rdable Hou	sing
10 10 10 10 10 10 10 10			Rent to Inter	rmediate)			Rent to Inter	mediate)			Rent to Inter	mediate)			Rent to Inte	rmediate)	TEST	0:30 (Social I 1 SHEET 1	Rent to Inter	mediate)
10		DOWN		UP		DOWN		UP		DOWN		UP		DOWN		UP			MIDDLE	UP
10 10 10 10 10 10 10 10	2011	**	**	A >	2011	**		4)	2011	**	(*	A >	2011	* *	**	**	2011	74% 75%	45%	
10 10 10 10 10 10 10 10			**	1 *		**	(*	4)						**		**		110% 118%		
10 10 10 10 10 10 10 10					2014	**			2014	**	**		2014	**	**	**		119% 550%	56%	
10 10 10 10 10 10 10 10	2016	••	**	**	2016	**	**	A >	2016	**	**		2016	**	**	**	2016	335%	79%	49%
10 10 10 10 10 10 10 10	2018	**	**	1.	2018	**	**	A >	2018	• • •	**		2018	**	**	**	2018	147%	66%	44%
The content of the	2020			A)	2020	**	1.4	* >	2020		**	* >	2020			**	2020	88%	56%	39%
20 2 2 2 2 2 2 2 2 2	2022		**	A)	2022			A)	2022		4.4	*	2022	* *			2022		48%	36%
Column C	2024			**	2024	4.4		**	2024	**	()	**	2024	**	**	0	2024	55%	45%	34%
The content of the			**			1.4				1 *	€)	**		**	**					
Call Holder of Service Call Holder Cal										15 d	wellings (15 Hou	ses)								
March Marc										0.83 He	ctare site @(20 E Gross profit: (20%	OPH) dph. 6)								
## VAUID AVICE 1979 1.3 Pactors size of CD 1991 gath										Pla	anning gain at 10	0%								
Mail And No. 1996 1.0 designed; (1.1 houses) 1.0 designed; (1.1 hous						ediate)														
D. D. devellings (15) Nouces		Vanis	Area. Live			Wanta	Area: ER/A			70:30 (S	ocial Rent to Inte	ermediate)		Value	Ares: Lan			Value	Area: Enve	
Cross partic (CPN) Reviewing and 150%. Reviewi	0.83	15 dwellin	gs (15 Hous	es)	0	15 dwellin	gs (15 House	es)		15 dwellir	ngs (15 House	es)		15 dwellin	gs (15 Hous	ses)		15 dwellin	gs (15 House	es) PH) dob
Packing and a 100% Packing	0.00	Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)	
Subministry of 1900 per off 70 30 (Section File Intermediate) 70 30 (Secti	Subvidu s	Planning	gain at 100%	6	Subei	Planning	gain at 100%		Subei	Plannin	g gain at 100%		Subei	Plannin	g gain at 1009	6	Suboid	Plannin	gain at 100%	
70.30 (Social Brent to Intermediate) 70.30 (Soci		Sustainabilit	y at £1800 per	r unit) Subsi	Sustainabilit	y at £1800 per	unit	Jubs	Sustainabili	ty at £1800 per	unit) Subsi	Sustainabilit	y at £1800 pe	r unit	:) Subsid	Sustainabilit	y at £1800 per	unit
## MICHANICAL PROJECT	70:3	O (Social F	ent to Inter	rmediate)		0:30 (Social F	Rent to Inter	mediate)	70	0:30 (Social	Rent to Inter	mediate)	70	0:30 (Social I	Rent to Inte	rmediate)		0:30 (Social I	Rent to Inter	mediate)
1.5 1.5	1231 2 3			un	ILSI			Lup	11231			un	1231			Lin	1231	REDU	CTION TO AFFOR	
1		DOWN	MIDDLE	4)		DOWN	A >	* >		DOWN	MIDDLE	* >		DOWN	MIDDLE	UP ▼ ▼		74%	45%	37%
1	2012		**		2012	**		* >	2012	**		*	2012	**		**	2012	111%	53%	42%
1	2014		**	4.4	2014	**	**	A >	2014	* *	* *	* >	2014	* *	**	* *	2014	119% 133%		43%
1			**	* *	2016	**	**							~ ~	**	**	2016	535% 326%	82% 79%	
200		* * *	**			**	* *									* *		204% 144%	72% 66%	
1			**			**				**	* *			* *	**	**		109% 87%		
2023			**			**	(*	4)		• •	1.4			* *	**			73% 64%		
Value Area: Five 15 dwellings (15 Houses) 0.63 Hectare site (20 DPH) dph. Absorption: 70 units p. a. Planning gain at 100% Subday at 0 per unit fremediate) Subday at 0 per	2023	••	••	**	2023		**		2023	••	€)	**	2023	••	••		2023	58%	46%	35%
Value Area: Five 1.5 dovellings (15 Houses 1.5 dovel	2025	ÜÜ	0	**	2025	(*	**	**	2025	**		**	2025	**	**		2025	53%	44%	34%
0.33 Hectare site (P) DPH) qph. Substitution	2026	••	**		2026	- 1,			2026			ive	2026	**	**		2026	52%	45%	34%
Absorption: 70 units p.a. Paraming gain at 100% Absorption: 70 units p.a. Paraming gain at 100% Absorption: 70 un										0.83 He	ctare site @(20 E	PH) dph.								
Value Area: Five 15 dwellings (15 Houses) 0.83 Hectars site (Q10 DPH) dph. Gross profit: (20%) O.83 Hectars site (Q10 DPH) dph. Gross profit: (20%) O.83 Hectars site (Q10 DPH) dph. Gross profit: (20%) O.83 Hectars site (Q10 DPH) dph. O.83 Hectars site (Q10 DPH) dph. O.84 Hectars site (Q10 DPH) dph. O.85 H										Abs	corption: 30 units	p.a.								
Value Area: Five 15 cheelings (15 Houses) 0.83 Hectares site (9(20 DPH) dph. Gross profit: (20%) 0.83 Hectares site (9(20 DPH) dph. Gross profit: (20%) 0.83 Hectares site (9(20 DPH) dph. Gross profit: (20%) 0.83 Hectares site (9(20 DPH) dph. Gross profit: (20%) 0.83 Hectare site (9(20 DPH) dph.									Sul	osidy at E0 per u	nit (rent) & EO p	er unit (interme	ediate)							
Value Area: Five 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. 70 units p.a. Absorption: 70 units p.a. 70 units p.a										30%	Affordable Ho	using								
0.83 Hectare site @(20 DPH) dph.		Value	Area: Five	9		Value	Area: Five	20.)		Value	e Area: Five			Value	Area: Five	9		Value	Area: Five	25.
Absorption: 70 units p.a. Pasorption: 70 units p.a. Panning gain at 100%. Subsidiary at 1600 per unit (remediate) To 30 (Social Rent to Intermediate) To 30 (Social Rent to I	0.83	3 Hectare s	ite @(20 D	PH) dph.	0	.83 Hectare :	site @(20 DF	H) dph.	C	0.83 Hectare	site @(20 DF	PH) dph.	0	.83 Hectare	site @(20 D	PH) dph.	C	0.83 Hectare :	site @(20 DF	PH) dph.
		Absorption	n: 70 units p.	a. 6		Absorption	on: 70 units p.a	i.		Absorpt	ion: 70 units p.a	ı.		Absorpti	on: 70 units p	.a.		Absorpti	on: 70 units p.a	a.
30% Affordable Housing 70.30 (Social Rent to Intermediate) 70.30 (Subsidy a	at £0 per unit (rent) & £0 per ui	nit (intermediate)) Subsi	dy at £0 per unit (rent) & £0 per un	it (intermediate) Subs	idy at £0 per unit	(rent) & £0 per un	it (intermediate)) Subsi	dy at £0 per unit i	(rent) & £0 per u	nit (intermediate	e) Subsid	y at £0 per unit (r	ent) & £0 per un	it (intermediate)
TEST 3 SHEET 1 ODVIN MODLE UP DOVIN MODLE UP TEST 3 SHEET 1 DOVIN MODLE UP TO STORT TO THE TEST STORT TO TO THE TEST TO TO THE TEST TO TH		30% Affo	rdable Hou	ısina	70	30% Affo	rdable Hou	sing	70	30% Aff	ordable Hou	sina	70	30% Affo	rdable Ho	using	70	30% Affo	rdable Hou	sing
DOWN MIDLE UP DO	TEST 3 S	SHEET 1			TEST	3 SHEET 1			TEST	3 SHEET 1		•	TEST	3 SHEET 1		•		3 SHEET 1		
2012		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE			DOWN	MIDDLE	UP		DOWN 73%	MIDDLE 45%	UP 37%
2014	2012	**	- ;;	1.	2012	**	(v	4)	2012		**	A >	2012			**	2012	75% 111%	53%	42%
2016	2014	**	**	17	2014	**	1 *	A)	2014	**	**	A P	2014	**	Ü	**	2014	116%		42%
2018	2016	**	**	**	2016	**	**	A)	2016	**	- ;;	(+	2016	**	Ü	**	2016	348%	80%	50%
2020	2018	- ; ;		- ;;	2018	- ;;	- ;;	4)	2018	**	-:-	, v	2018		- ;;	***	2018	150%	67%	44%
2022	2020	**	- ;;		2020	**		4)	2020	, ,			2020	- ;;	· ·	ů.	2020	90%	56%	40%
2024	2022	**		* >	2022			4)	2022		1.4	* >	2022		- ii	(*	2022	66%	49%	36%
2026	2024	**			2024	1 *	**	**	2024	**	\leftrightarrow	**	2024	**	**	\circ	2024	56%	45%	34%
15 Awellings (15 Houses) 0.83 Hectare site (#Q20 PH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at E0 per unit (ren) 4. E0 per unit (ren) 4. E0 per unit (sol) Subsidy at E0 per unit (sol) 4. E0 per unit (sol) 30% Affordable Housing		**	Ü			1,				(v	•	**		vv	vv	- 65				
Gross profit: (20%) Absorption: 70 units p.a. Blanning gain at 100% Subsidy at E0 per unit (rent) & E0 per unit (rent) & E0 per unit Subsidy at E1800 per unit 30% Affordable Housing										15 d	wellings (15 Hou	ses)								
Planning gain at 100% Subsidy af E0 per unit (intermediate) Subsidy af E0 per unit (intermediate) Subsidy af E0 per unit (intermediate) 30% Affordable Housing										(Gross profit: (209	6)								
Sustainability at £1800 per unit 30% Affordable Housing									Sul	Pl: osidy at E0 per u	anning gain at 10 init (rent) & E0 p	i0% er unit (interme	ediate)							
70:30 (Social Rent to Intermediate)										Sustair 30%	nability at £1800 5 Affordable Ho	per unit using								
										70:30 (S	ocial Rent to Inte	ermediate)								

Value Area: Five 15 dwellings (15 Houses 0.83 Hectare site @(20 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% sidy at £0 per unit (ren) & £0 per unit (Sustainability at £1800 per unit	ntermediate)		dwelling 33 Hectare Gross Absorpti Plannir vat £0 per unit	e Area: Five s (15 House site @(20 Di profit: (20%) on: 50 units p. ig gain at 50% (rent) & £0 per un y at £1800 per	s) PH) dph. a. nit (intermediate		dwelling 1.83 Hectare Gross Absorpti Planni dy at £0 per unit	e Area: Five ps (15 House site @(20 Df profit: (20%) on: 50 units p.ing gain at 50% (rent) & £0 per unity at £1800 per	BH) dph. It (intermediate		dwelling .83 Hectare Gross Absorpti Plannir dy at £0 per unit i	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. nit (intermedia		dwelling 0.83 Hectare Gross Absorptio Plannir ly at £0 per unit (r	profit: (20%) on: 50 units p. g gain at 50%	s) PH) dph. a. ait (interme
30% Affordable Housin	ng	70.	30% Affo	rdable Hou	sing	7/	30% Aff	ordable Hou	sing	70	30% Affo	rdable Hou	ısing	7.	30% Affo	rdable Hou	sing
70:30 (Social Rent to Interme F 4 SHEET 1			SHEET 1	Rent to Inter	mediate)	TEST	4 SHEET 1	Rent to Inter	mediate)): 30 (Social I 4 SHEET 1	Rent to inte	mediate)	TEST	0:30 (Social I 4 SHEET 1	Rent to Inter	mediate
GREENFIELD DOWN MIDDLE	UP	Г	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
DOWN MIDDLE	**	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP ▲ ▲	2010	DOWN	MIDDLE	UP ← →	2010	68%	44%	369
**		2011 2012	~~	**	**	2011	**	()	**	2011	**	**	~ ~	2011	69%	44% 51%	369 409
** **		2013		1.	4)	2012		**	* >	2013				2013	102%	52%	419
**		2014 2015	**	1 *		2014	**	* *	4.4	2014 2015	**	~ ~	~ ~	2014	103%	53%	419 499
** **		2016	**	**	A)	2016	••	**	- (-	2016				2016	227%	73%	479
** **		2017	**	**	* >	2017	**	**	* >	2017	**	**	• •	2017	163%	67%	459
**		2018 2019		1 *	A)	2018		**	* *	2018		**		2018	123% 97%	62% 56%	439
**	* >	2020	~ ~			2020		4.4	* >	2020	* *	**	~~	2020	80%	53%	389
** **		2021 2022	**	A)	4)	2021	**	1 *	* >	2021	**	**	1.4	2021	69% 61%	49% 46%	37°
** ()	**	2023		**	**	2023	• •	**	**	2023	**	~ ~	0	2023	55%	44%	349
v v ()		2024	A)		**	2024	1+	**	**	2024	**	**	() ()	2024	52% 51%	43% 42%	339
• • • • •		2026	4)	**	**	2026	1.	**		2026			0	2026	50%	42%	33
Value Area: Five 15 dwellings (15 Houses 0.83 Hectare site @(20 DPH) Gross profit: (20%) Absorption: 50 units p.a.) dph.	0.8	dwelling 33 Hectare Gross Absorpti	e Area: Five s (15 House site @(20 Di profit: (20%) on: 50 units p.	s) PH) dph. a.		sidy at £0 per u Sustain 30% 70:30 (S Value dwelling 1.83 Hectare Gross Absorpti	anning gain at 5 nit (rent) & E0 p nability at £1800 & Affordable Ho ocial Rent to Inte e Area: Five ps (15 House site @(20 Df profit: (20%) on: 50 units p.a	er unit (interm per unit using ermediate) EH) dph.		dwelling .83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	es) PH) dph. a.		dwelling 0.83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph a.
Planning gain at 200% sidy at £0 per unit (rent) & £0 per unit (i			Plannin	g gain at 200% (rent) & £0 per u			Plannin	g gain at 200% (rent) & £0 per ur			Plannin	g gain at 2009	6		Plannin	gain at 200%	
Sustainability at £1800 per unit (i 30% Affordable Housin	it	Subsidy	Sustainabilit	v at £1800 per	unit	e) Subsi	Sustainabili	ty at £1800 per	unit) Subsii	dy at £0 per unit i Sustainabilit	v at £1800 pe	r unit	ite) Subsid	ly at £0 per unit (r Sustainabilit	v at £1800 per	unit
70:30 (Social Rent to Interme		70:	30% Affo 30 (Social I	rdable Hou Rent to Inter	mediate)	70		rdable Hou Rent to Inter		70	30% Affo 30 (Social I	rdable Hou Rent to Inte	rmediate)	7	30% Affo 0:30 (Social I	rdable Hou Rent to Inter	i sing mediat
F 5 SHEET 1 GREENFIELD		TEST 5	SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	CTION TO AFFOR	DADI 5
DOWN MIDDLE	UP	[DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	U
** **		2010 2011		A)	4)	2010	**	1 *	*)	2010 2011	**	**		2010	90% 92%	49% 49%	39 40
** **		2012 2013	••	• •	A)	2012 2013	• •	* *	(+	2012 2013	••	••	••	2012	156%	60% 62%	45 45
** **	(v	2014		**	A >	2014	* *	**	- (+	2014		**		2014	174%	63%	45
** **		2015 2016	**	**	4+	2015	**	**	**	2015 2016	**	**	••	2015 2016	-853%	104%	56 54
**	**	2017	+ +	**	A)	2017	**	**	(♥	2017	• •	**	Ų.	2017	477%	87%	51
** **		2018 2019		**	A)	2018 2019	**	**	4.)	2018 2019	**	**		2018	239% 156%	77% 69%	48 45
**		2020 2021	••	**	A)	2020 2021	••	• •	*)	2020 2021	••	••	••	2020	114%	62% 57%	42 40
**	* >	2022		1.	4)	2022	**	**	*)	2022		**		2022	75%	53%	38
**		2023 2024	**	A)	A)	2023	**	4.4	A)	2023	**	**	(+	2023	66%	50% 48%	36 36
**	A >	2025	(♥	A)	A)	2025	**	4.4	A)	2025	• •	**	1.	2025	59% 58%	47% 48%	35
						Sut	15 d 0.83 He (0.83 He (0.84 Abs Planting Sisting Sustain 30%	wellings (15 Houctare site @(20 I crare site @(20 I corption: 50 units anning gain at 20 nit (rent) & E0 p nability at £1800 of Affordable Ho	ses) PH) dph. 6) p.a. 0% er unit (interm per unit using	ediate)							
Value Area: Five 15 dwellings (15 Houses 0.83 Hectare site @(20 DPH) Gross profit: (20%) Absorption: 50 units p.a.) dph.	0.8	dwelling 33 Hectare Gross Absorpti	e Area: Five s (15 House site @(20 Di profit: (20%) on: 50 units p.	s) PH) dph. a.	C	Value dwelling 1.83 Hectare Gross Absorpti	ocial Rent to Inte Area: Five ps (15 House site @(20 Df profit: (20%) on: 50 units p.:	s) PH) dph.	0	dwelling .83 Hectare Gross Absorpti	profit: (20%) on: 50 units p	s) PH) dph. a.	(dwelling 0.83 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph a.
Planning gain at 100% dy at £48500 per unit (rent) & £25000 per unit Sustainability at £1800 per uni 30% Affordable Housir 10:30 (Social Rent to Interme 16 SHEET 1	it ng ediate)	70:	Sustainabilit 30% Affo	g gain at 100% (rent) & E26000 per y at £1800 per y rdable Hou Rent to Inter	unit (intermedia: unit sina		at £48500 per unit Sustainabili 30% Affo	g gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou Rent to Inter	unit (intermediate unit s ing		at £48500 per unit Sustainabilit	y at £1800 pe rdable Hou	r unit (intermedi r unit using	7	y at £48500 per unit Sustainabilit	rdable Hou	unit (inter unit unit
GREENFIELD				INDUSTRIAL1	ı			INDUSTRIAL2		1.231		PDL	Т		REDU	CTION TO AFFOR	
DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	40%	MIDDLE 30%	U 27
** ()		2011 2012	1.4	**	**	2011	**	4.4	**	2011		**		2011	39% 57%	30% 35%	27 29
**	4 +	2013 2014	· ·	A)	A)	2013	••	(*	* >	2013	••	~ ~	**	2013	61%	35% 36%	30
** **	4 +	2015		**	* >	2015	**	**	*)	2015		**	**	2015	304%	54%	37
** **		2016 2017	**	1.4	A)	2016 2017	**	**	A)	2016 2017	**	**	**	2016	189% 120%	52% 48%	36' 34'
***	. ←	2018		4 🕶	* >	2018		• •	* >	2018	•••	• • •	**	2018	87%	45%	33
** **		2019 2020	**	A)	4)	2019 2020	- ; ;	1 +	4)	2019 2020	• •	**	(*	2019	68% 57%	42% 39%	32' 31'
** (*	A >	2021	(+		4)	2021	**	1.4	4.4	2021	**		1.4	2021	49%	37% 35%	30'
** * **	**	2023	4 ¥	**	**	2023	1+	**	**	2023		**	0	2023	41%	34%	28
v v ()		2024 2025	A)	**	**	2024 2025	1.	**	**	2024 2025	**		0	2024 2025	39% 38%	33% 33%	28 27
() ()	**	2026	4)	**	**	2026	- 10	**	**	2026	• • •	**	Θ	2025	37%	33%	27
						Subsidy	15 d 0.83 He (Abs Pl: at £48500 per u	ellue Area: F wellings (15 Hou ctare site @(20 I Gross profit: (20) corption: 50 units anning gain at 10 nit (rent) & £260 nability at £1800	ses) IPH) dph. 6) p.a. 0% 00 per unit (in per unit	termedia	ite)						

300 Affordable Notating 300 Af	Value Area: Five 15 dwellings (15 Houses 0.83 Hectare site @(20 DPH) Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subudy at £2000 per unit (ren) & £2000 per unit	dph.	dwelli 0.83 Hecta Gn Absor Plan Subsidy at £25000 per	lue Area: Five ings (15 House re site @(20 D oss profit: (20%) rption: 50 units p. ning gain at 100% unit (rent) & £22000 pe	s) PH) dph. a. b. r unit (intermediat		dwelling 0.83 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pc	PS) PH) dph. a. funit (intermediate		dwelling 1.83 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	es) PH) dph. .a. % er unit (intermedi		dwelling 0.83 Hectare : Gross Absorptio Planning by at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph. i. unit (intermediate)
Transport Tran	Sustainability at £1800 per unit 30% Affordable Housing	q	30% A	ffordable Hou	ising	7/	30% Aff	ordable Hou	using	70	30% Affo	rdable Ho	using	7.	30% Affo	rdable Hou	sing
March Marc	TEST 7 SHEET 1				mediate)				i mediate)				mediate)		7 SHEET 1		
March Marc	DOWN MIDDLE		DOWN	MIDDLE		0040	DOWN	MIDDLE		0040	DOWN			0040	DOWN	MIDDLE	UP
Value Area Fire Value Area	2011	**	2011	**	**	2011			**	2011	• •		~ ~	2011		36%	31%
Main	2013		2013		A)			1 *			**		**		79% 85%		
The content of the								1.4			**		**		86%	44%	
12 12 12 12 12 12 12 12	2016	4 +	2016	**		2016	**	**	A >	2016	**	Ü	**	2016	251%		42%
The color of the							**	**			••		**	2018	158% 112%	54%	
The content of the								1.4			**	**	**		86% 70%		
1.				A >			• •				**						
March Marc	2023	**	2023		**	2023	4.*	**	**	2023	• •	~ ~	0	2023	48%	39%	31%
Value Area Flow	2025	**	2025	**	**	2025	4 🕶	**	**	2025	**	**	\leftrightarrow	2025	44%	38%	30%
Cast Number Company	2026	**	2026			2026				2026	**	**	0	2026	44%	38%	30%
Test 8 sett	15 dwellings (15 Houses 0.83 Hectare site @(20 DPH) Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £36000 per unit (rent) & £24000 per unit Sustainability at £1800 per unit	dph. (intermediate) t	dwelli 0.83 Hecta Gri Absor Plan Subsidy at £36000 per i Sustaina 30% A	ings (15 House re site @(20 D oss profit: (20%) rption: 50 units p. ning gain at 100% unit (rent) & £24000 pe billity at £1800 per ffordable Hou	s) PH) dph. a. b. c. unit (intermediate unit)	(a) Subsidy	at £25000 per u Sustain 30% 70:30 (\$ Value dwelling 0.83 Hectare Gross Absorpti Plannir v at £36000 per unit Sustainabili 30% Affe	nit (rent) & E22 ability at E18016 b Affordable H b ocial Rent to In b Area: Five gs (15 House site @(20 D profit: (20%) on: 50 units p g gain at 1009 (rent) & E24000 p ty at £1800 pe brodable Hou	000 per unit (ini per unit) per unit pusing itermediate) per	o	Value dwelling .83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	ps (15 House site @(20 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pe ty at £1800 pe	es) PH) dph. .a. .a. er unit (intermedi er unit		dwelling 0.83 Hectare : Gross Absorptio Planning by at £36000 per unit i Sustainabilit	s (15 Houses site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per	H) dph. i. unit (intermediate) unit
October December	70:30 (Social Rent to Intermed	diate)	70:30 (Soci	al Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)):30 (Social I				0:30 (Social F		
200 2 1 2 2 2 2 2 2 2 2	GREENFIELD			INDUSTRIAL1	1	- 1231		INDUSTRIAL2		1231				- 1231	REDUC	CTION TO AFFOR	DABLE
10 2 2 2 3 3 3 3 3 3 3	2010		2010	**	**		DOWN	**	**		DOWN	MIDDLE	\rightarrow		47%	33%	29%
194	2012	4 +	2012	A >		2012	••	4.4	* >	2012	••	**	~ ~	2012	47% 68%	38%	32%
200					4)						**	**	**		73% 74%		
2017			2016	**			••	**			**	••	**		359% 222%		
1939	2017	4 +	2017	**	A >	2017	**	**	A >	2017	**	~ ~	**	2017	140%	54%	37%
1	2019	* >	2019	4.4		2019	**	4.4	A >	2019	**	Ü	**	2019	77%	46%	34%
1	2021	* >	2021	A >		2021	**	4.*	A >	2021	••		1.	2021	55%	40%	31%
1											• •						
Value Area: 0 Value Area:	2024	**	2024		**		4 🕶	**	**		• •		\leftrightarrow		43%	36%	29%
15 decling 15 Houses 1 0.03 Houses 1	2026		2026			2026	4.4	**	**		• •	••		2026			29%
Absorption: 0	0 dwellings (0) 0 site @(0) dph.		0 :	dwellings (0) site @(0) dph.		Subsidy	0.83 He (0 Abs Pl: at E36000 per u Sustain 30% 70:30 (S Val dv 0 sit	ctare site @(20 Gross profit: (20 Gropstion: 50 unii anning gain at 1 nit (rent) & E24 hability at E1800 of Affordable Hocial Rent to In use Area: 0 vellings (0) e @(0) dph.	DPH) dph. %) s p.a. 00% 000 per unit (in) per unit	termedia	Valu dw 0 site	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
Subsidy at 0 Subsidity at 0 Subsidy at 0 Subsidity at 0 Subsidy at 0 Subsidity at 0 Subsi	Absorption: 0			Absorption: 0			Alt	sorption: 0			Ab	sorption: 0			Abs	sorption: 0	
0% Affordable Housing 0 % Affordable Housing 0	Subsidy at 0			Subsidy at 0			S	ubsidy at 0			Su	ubsidy at 0			Su	bsidy at 0	
TEST 9 SHEET 1 GREENFIELD FINOUSTRIALS DOWN MIDGLE UP DOWN	0% Affordable Housing	9		fordable Hou	sing		0% Affo	rdable Hou	sing		Susta 0% Affor	rdable Hou	sing		O% Affor	dable Hous	ing
0 0 0 0 0 % 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%			TEST 9 SHEET 1	0		TEST	9 SHEET 1	U		TEST	9 SHEET 1	0		TEST	9 SHEET 1	U TOUTS :==	24015
0	GREENFIELD DOWN MIDDLE	UP	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP OP
0	0	-	0 -	-		0	-	-	-	0	-	-		0			
Company Comp	0	-	0 -		-	0	-	-	-	0				0	0%	0%	0%
0 0 0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	0	-	0 -			0		-		0	-	-		0	0%	0%	0%
0 0 0 0 0 0 0 0 0 0 0	0				-	0	-	-		0		-		0		0%	0%
0	0	-	0 -	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	0	-	0 -		-	0	-	-	-	0	-	-		0	0%	0%	0%
0	0		0 _		-	0	-	-	-	0		-		0			0%
Value Area: 0 0 dwellings (0) 0 site (0) dph. Gross profit: 0 Absorption: 0	0	-	0 _		-	0	-	-	-	0	-	-		0	0%	0%	0%
O dwelling() () O site (0) (dph. Gross profit: O Absorption: O		-	U _	-	-	0	- ,			0	-	-	-	0	0%	0%	0%
Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing								O site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a	n.) 0%								



Subsid	15 dwelling 83 Hectare s Gross Absorptio Planning by at £0 per unit (in Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsit	dwelling .83 Hectare Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	Area: Five s (15 Houses site @(20 DP profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per un y at £1800 per rdable Hou: Rent to Interi	PH) dph. i. it (intermediate unit sing	e) Subsi	dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	e Area: Five gs (15 House site @(20 D s profit: (20%) clon: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. 6 nit (intermediate r unit) Subsi	dwelling 0.83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hor	es) PH) dph. .a. .a. .init (intermediate or unit unit unit unit unit unit unit unit	s) Subsid	dwelling 0.83 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. i. it (intermediate) unit sing
1251	DOWN	GREENFIELD MIDDLE	UP	- 1251	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-		CTION TO AFFOR	DABLE UP
2010 2011	JOWN V	()	A A	2010 2011	JOWN T	A A	A A	2010 2011	DOWN	A A	A A	2010 2011		WIDDLE V	()	2010	65%	40% 40%	32% 32%
2012	**	••	4 +	2012	**	A)		2012	**	1 +	A.)	2012	**	- ;;	**	2012	96%	46% 48%	36%
2014	, ,	Ü	1,7	2014	**	(*	*)	2014	**	**	4)	2014		**	***	2014	104%	49%	36%
2016	**		(*	2015 2016		**	A)	2015 2016		**	(*	2015 2016	**	**		2015 2016	482% 292%	69%	44% 42%
2017 2018	**		1 *	2017	**	**	A)	2017	**	**	A)	2017	**	**	**	2017	181% 127%	63% 57%	40% 38%
2019 2020	* *	**	A)	2019	**	(*	4)	2019	**	(*	4)	2019	**	**	**	2019	96% 76%	51% 48%	35% 34%
2021 2022	* *	••	44	2021	**		* *	2021 2022	**	1 *		2021	* *	**	(*	2021	64% 56%	44% 42%	32% 31%
2023	**	•	**	2023	4.4	**	**	2023	1 +	**	**	2023	**	**	0	2023	50%	39%	29%
2024 2025	* *	()	**	2024 2025	A)	**	**	2024 2025	1+	**	**	2024 2025	**	**	0	2024 2025	48% 46%	38% 38%	29% 29%
2026	* *	0	**	2026	*)	**	**	2026	· · · V	alue Area: I	ive	2026	* *	* *	()	2026	45%	38%	29%
Subsid	15 dwelling 83 Hectare s Gross Absorptio Planning by at £0 per unit (in Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 30% Affo	Area: Five s (15 Houses site @(20 DP profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per un y at £1800 per rdable Hou: Rent to Interi	S) PH) dph. I. It (intermediate unit	C Subsi	ssidy at £0 per u Sustai 30% 50:50 (\$ Value dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabil 30% Affe	anning gain at 1 unit (rent) & E0 [nability at E180/6 Affordable H Social Rent to In e Area: Five gs (15 House) site @ (20 D s profit: (20%) ion: 50 units p ng gain at 100% (rent) & E0 per ulty at £1800 pe pordable Hou	per unit (interm per unit pussing lermediate) ess) PH) dph. .a. 6 init (intermediate r unit	O) Subsi	dwelling 0.83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. .a. .a mit (intermediate or unit	e) Subsid	dwelling 0.83 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	b) PH) dph. it (intermediate) unit sing
	14 SHEET 1	GREENFIELD			14 SHEET 1	INDUSTRIAL1			14 SHEET 1	INDUSTRIAL2			14 SHEET 1	PDL			14 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 41%	MIDDLE 24%	UP 19%
2011	* *	()	**	2011	(*	**	**	2011	**	**	**	2011	**	**	()	2011	42% 61%	24%	19%
2013	**	4.4	A >	2013		4)	. >	2013	- ;;	4.4	. >	2013			**	2013	65%	30%	21%
2014 2015	* *	**	(+	2014	**	4) V V	A)	2014	• •	(v	4)	2014	••	* *	**	2014	65% 309%	30% 44%	21% 26%
2016 2017	* *	**	(v	2016	**	1 *	4)	2016 2017	• •	* *	A)	2016 2017	**	**	**	2016 2017	185% 113%	42% 37%	25% 23%
2018	••	• • •	A)	2018	••	A)	A)	2018	• •	(*	A)	2018	* *	**	(*	2018	77% 58%	34% 31%	21%
2020	**	(v	A >	2020	**	A 3	. >	2020	**	^ }	A >	2020	**	**	(=	2020	46%	28%	19%
2021 2022	* *	0	**	2021 2022	(v	**	**	2021 2022	1.4	**	**	2021 2022	~ ~	**	0	2021	38% 33%	26% 24%	18% 17%
2023 2024	()	**	**	2023 2024	*)	**	**	2023 2024	* *	**	**	2023	* *	**	**	2023	30% 28%	22% 22%	16% 16%
2025 2026	()	()		2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	* *	**	**	2025 2026	27% 27%	22% 22%	16% 16%
	0 dw 0 site Gro Abs Plannir Su Susta 0% Affor	le Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bidy at 0 inability at 0 rdable Hous	sing		dw O site Gro Ab Planni Su Susta O% Affor	Je Area: 0 ellings (0) e@(0) dph. sss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 rdable Hous 0	ing		15 c 0.83 He Abberton Abberton Abberton Abberton Abberton Abbreton Abberton Abbreton	alue Area: I dwellings (15 Ho exctare site @(20 Gross profit: 26 Sorption: 50 unit anning gain at 1 unit (rent) & E0, nability at £180r & Affordable Ho excellent of the excelle	uses) DPH) dph. %) s p.a. 00% ber unit (interm p per unit pussing ermediate)		dw O site Gre Ab Planni Su Suste O% Affor	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	Je Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsldy at 0 sinability at 0 rdable Hous 0	ing
TEST 1	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDU	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0	-		-	0				0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-			0	-			0	0%	0%	0%
0	-			0	-	-	-	o	-	-	-	0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-			0	0% 0%	0%	0% 0%
0	-		-	0	-	-		0				0				0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-		0		-		0				0	0%	0%	0%
0	-	-		o	-	-		ő	-	- Value Area:	-	o	-			0	0%	0%	0%
									ī	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a a Affordable Ho) n.) 0%								

15 dwelli 0.83 Hectare Gros Absorpi Planni Subsidy at £0 per unit Sustainabil	lity at £1800 per ordable Hou	es) (H) dph. (i. (intermediate) unit sing	Subsid	dwelling: .83 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainability 30% Affo 0:30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	s) PH) dph. a. hit (intermediate unit	te) Subsi	dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe 2:30 (Social	e Area: Five gs (15 House site @(20 D s profit: (25%) ion: 50 units p. ng gain at 1000 (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inte	S) PH) dph. a. bit (intermediate) cunit sing	Subsid	dwelling 83 Hectare Gross Absorpti Plannin	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwelling 0.83 Hectare Gross Absorpti Plannin ly at £0 per unit (i Sustainabilli 30% Affo 0:30 (Social	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. i. it (intermediate unit sing
EST 16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	DARI F
DOWN 010	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 49%	UP 39%
010	**	- 1 -	2010	**	1.	A)	2010	**	**	* >	2010				2010	95%	49%	39%
012	• •	••	2012	**	• •	* >	2012	* *	* *	(*	2012	**	* *	~ ~	2012	169%	60%	44%
013	**		2013 2014	**	**	A)	2013	**	**	(*	2013 2014	**	**	**	2013	189%	62% 63%	45% 45%
015	~ ~	• •	2015	**	* *		2015	* *	* *	* *	2015	~ ~	* *	• •	2015	-509%	107%	56%
016	**		2016 2017	**	**	(v	2016	**	* *	(*	2016 2017		**		2016	-1615% 700%	102% 89%	54% 51%
018	~ ~	• •	2018	* *	* *		2018	* *	* *		2018	~ ~	* *	• •	2018	276%	78%	47%
019	**	1+	2019 2020	**	**	A }	2019	**	**	A >	2019 2020	**	**	**	2019	168%	69%	44% 42%
021	**	4.4	2021		**		2021	• •	* *	* >	2021	**	* *	**	2021	91%	57%	39%
022		*)	2022 2023	**	1 *	A)	2022		1.4	A >	2022 2023		**		2022	76%	53% 49%	37% 36%
024	**	* >	2024	* *	A >	* >	2024	* *	1.4	* >	2024	**	**	~~	2024	62%	48%	35%
025	**	*)	2025 2026	**	4.9	A)	2025	* *	1 *	A)	2025 2026	**	**		2025	59% 58%	47% 48%	35% 35%
									alue Area: F									
15 dwelli 0.83 Hectare Gros Absorpi Planni Subsidy at £0 per unit	le Area: Five ings (15 House e site @(20 DF is profit: (17%) tion: 50 units p.a ing gain at 100% t (rent) & £0 per un lity at £1800 per	es) 'H) dph. i.		dwelling: .83 Hectare s Gross Absorptio Planning	profit: (17%) on: 50 units p. g gain at 100% rent) & 60 per u	s) PH) dph. a.	C	Sustai 309 70:30 Valu Valu dwelling 1.83 Hectare Gross Absorpt Plannir dy at £0 per unit	unit (rent) & E0 pnability at £1800 6 Affordable He social Rent to Infe Area: Five gs (15 Houses site @(20 D s profit: (17%) lon: 50 units p. ng gain at 100% (rent) & £0 per uty at £1800 pe	per unit using ermediate) S) PH) dph. a. bit (intermediate)	0	dwelling .83 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 1009 (rent) & £0 per u	es) PH) dph. a. 6 nit (intermedia		dwelling 0.83 Hectare Gross Absorpti Plannin by at £0 per unit (r	profit: (17%) on: 50 units p.a g gain at 100% rent) & 60 per un	s) PH) dph. i.
30% Aff	lity at £1800 per ordable Hou	sing	70	30% Affo	y at £1800 per rdable Hou	sing	-	30% Aff	ordable Hou	sing	7.0	30% Affo	y at £1800 pe rdable Hou	using		30% Affo	y at £1800 per ordable Hou	sing
70:30 (Social EST 17 SHEET 1		mediate)	TEST): 30 (Social F 17 SHEET 1	kent to inter	mediate)	TEST	17 SHEET 1	Rent to Inte	mediate)		:30 (Social I	Rent to inte	mediate)	TEST	0:30 (Social 17 SHEET 1		
	GREENFIELD				INDUSTRIAL1		_		INDUSTRIAL2	1	1		PDL		_	REDU	CTION TO AFFOR	
DOWN 010	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP ++	2010	DOWN 67%	MIDDLE 44%	UP 36%
011	0	**	2011	* *	**	**	2011	* *	**	**	2011	~ ~	**	~~	2011	68%	44% 50%	37% 40%
012	**	- (+	2012 2013	**	4.4	A)	2012	**	1 *	* >	2012 2013	**	**	**	2012	93%	50%	40%
014	**	4.4	2014	• •	1.4		2014	* *	1.4	A >	2014	**	* *		2014	99%	53%	41%
016	**	4 *	2015 2016	**	**	A)	2015 2016	**	**	4.)	2015 2016	**	**		2015	270%	74% 72%	49% 47%
017	~ ~	4.4	2017	~ ~	* *	* >	2017	~ ~	* *	A >	2017	~ ~	* *	• •	2017	153%	67%	45%
018	**	4+	2018 2019		4.4	A)	2018	• •	**	A)	2018 2019	**	**		2018	118%	61% 56%	43% 40%
020	**	* >	2020	* *	* >		2020	* *	4.4	A F	2020	**	**	~~	2020	78%	53%	38%
021	• • •		2021 2022		**	* *	2021	• •	1.	* *	2021 2022		**	(*	2021	68%	49% 46%	37% 35%
023	\leftrightarrow	**	2023		**		2023		**	**	2023	**	* *	\leftrightarrow	2023	55%	44%	34%
024	()	**	2024 2025	A)	**	**	2024	1+	**	**	2024 2025	**	**	()	2024	52% 51%	43% 42%	34% 33%
026		**	2026	* >	**	**	2026	٧٠ Vi	alue Area: F	ive	2026	* *	~~	• • •	2026	50%	43%	33%
0 d	lue Area: 0			dw	ie Area: 0 ellings (0)		Sut	0.83 He Ab: Pi ssidy at E0 per t Sustai 309 70:30 (S	dwellings (15 Ho ctare site @(20 Gross profit: (17 sorption: 50 unit anning gain at 1 unit (rent) & E0 pability at £1800 & Affordable Hi cocial Rent to Int ue Area: 0 vellings (0)	OPH) dph. %) s p.a. o0% er unit (interme per unit using	ediate)	dw	ue Area: 0			dw	ue Area: 0	
0 si	te @(0) dph. ross profit: 0			0 site	e @(0) dph. ss profit: 0			0 sit	e @(0) dph. oss profit: 0			0 site	e @(0) dph. ss profit: 0			0 site	e @(0) dph. oss profit: 0	
A	bsorption: 0			Abs	sorption: 0 ng gain at 0%			Al	osorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%	
9	Subsidy at 0			Su	bsidy at 0			s	ubsidy at 0			Su	ibsidy at 0			Su	ıbsidy at 0	
	tainability at 0 ordable Hous	ing		O% Affor	inability at 0 dable Hou:	sing			ainability at 0 rdable Hou	sing			inability at 0 rdable Hou	sing		O% Affo	ainability at 0 rdable Hous	ing
EST 18 SHEET 1	0		TECT	10 CUEET 4	0		TECT	18 SHEET 1	0		TECT	18 SHEET 1	0		TECT	18 SHEET 1	0	
	GREENFIELD		1531	18 SHEET 1	INDUSTRIAL1		LESI	.o once i i	INDUSTRIAL2		LEST	JHEET I	PDL		IESI		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP].	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP]	DOWN	MIDDLE	UP
-			0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-		0		-	-	0	-	-	-	0			-	0	0% 0%	0% 0%	0% 0%
	-		0		-	-	0	-	-		0	-		-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-		0		-	-	0			-	0				0	0%	0%	0% 0%
			0				0				0	-			o	0%	0%	0%
-	-		0	-	-	-	0	-	-	-	0			-	0	0%	0%	0% 0%
		-	0			-	0			-	o o	-	-		o	0%	0%	0%
_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-		0		-	-	0		-	-	0			-	0	0%	0%	0% 0%
	-		0				0	_		-	0		-		0	0%	0%	0%
								F	O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at	0%								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
ST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0	0	0 0% 0% 0%
		6	6	0 0% 0% 0%
	0	0 -		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
			0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
1 1 1	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0	0	0 0% 0% 0%
	P	Value Area: 0	<u> </u>	0 02 02 02
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	0 Value Area: 0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O Value Area: O dwellings (O) O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	0 Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustisdy at 0 Sustianability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subdidy at 0 % Subdidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Blanking gain at 0% Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskly at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MINDUE UP
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 57 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Billion of the state	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsishy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 EQUITION TO AFFORDABLE DOWN MIDDLE UP O ON ON ON ON ON
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TZ 20 SHEET 1 GREENFIELD DOWN MEDGLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 7.20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Billion of the state	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing O% O% O% O% O% O% O% O
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 T 20 SHEET 1 GREENFIELD DOWN MEDOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 O'S Affordable Housing O'ON Affordable Housing T 20 SHEET 1 DOWN MODLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDGLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 Sustainability at 0 006 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MINOLE UP O O O O	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (0) (0) h, Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 O's Affordable Housing O'S Affordable Housing O'ON MEDICAL DOWN MODULE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) diph.
O dwellings (0) O site (e) (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (#00) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O'M Affordable Housing O'M Affordable Housing UT 20 SHEET 1 DOWN MIDQLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENPIELD DOWN MEDGE UP	dwellings (0) 0 site @ (0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MICCLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) Osite @(0) diph.
O dwellings (0) O site (e) (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (e)(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MCOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site (#0) Oph, Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Osc Affordable Housing U 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 90% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MEDILE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS ARTOdable Housing OT 20 SHEET 1 DOWN MEDOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 stee (0) (0) dph. Gross profit: 0 Absorption: 0 Ab	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) qph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.

Figure 53 - Sensitivity Testing

15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%)	0	15 dwelling	as (15 House	oc)												
		.83 Hectare s	ite @(20 DF		0	15 dwellin 1.83 Hectare	gs (15 Hous site @(20 DI		0.	15 dwellin 83 Hectare :	gs (15 Hous site @(20 D		0	15 dwelling 3.83 Hectare s	gs (15 House ite @(20 DP	
Absorption: 50 units p.a. Planning gain at 100%		Absorptio	profit: (20%) n: 50 units p.a gain at 100%			Absorpti	profit: (20%) on: 50 units p. g gain at 100%			Absorption	profit: (20%) on: 50 units p. g gain at 100%			Absorptio	orofit: (20%) n: 50 units p.a gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing	Subsit	dy at £0 per unit (r Sustainability		nit (intermediat unit	e) Subsi	dy at £0 per unit Sustainabilit		nit (intermediate) unit	Subsid	ly at £0 per unit (Sustainabilit		nit (intermediate r unit	e) Subsid	y at £0 per unit (re Sustainability	ent) & £0 per uni at £1800 per dable Hou:	t (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		: 30 (Social R	ent to Inter			1 SHEET 1	Rent to Inter			:30 (Social F	Rent to Inter			0:30 (Social R 1 SHEET 1	ent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP 2010	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 58%	MIDDLE 36%	DABLE UP 29%
2011	2011 2012	**	A A	**	2011	• •	1.	**	2011 2012	**	**	**	2011	59% 86%	36% 42%	30% 33%
2013	2013 2014	* *	A >	A)	2013 2014	* *	1 *	A >	2013 2014	* *	**	**	2013 2014	92% 93%	43% 44%	33% 33%
2016	2015 2016	* *	* *	A)	2015 2016	**	* *	4.7	2015 2016	**	**	**	2015 2016	432% 262%	65% 62%	40% 39%
2017	2017 2018	* *	(v	A)	2017	* *	* *	A >	2017 2018	* *	**	**	2017 2018 2019	163% 115%	57% 52%	37% 35%
2019	2019 2020	**	4 >	A)	2019 2020	* *	1.4	* >	2019 2020	* *	* *	**	2020	69%	48% 44%	33% 31%
2021	2021 2022 2023	(*	**	**	2021 2022 2023	• •	4.4	**	2021 2022 2023	••		()	2021 2022 2023	58% 51% 46%	41% 38% 36%	30% 29% 27%
2024	2023 2024 2025	4)	**	**	2023	(*	**	**	2023 2024 2025	**		()	2023	44% 44% 42%	35% 35%	27% 27% 27%
2026	2026	4)	**	**	2026	Va.	lue Area: F	**	2026	**	**	0	2026	41%	35%	27%
Value Area: Five			Area: Five		Sub	0.83 Hec C Abs Pla ssidy at E0 per u Sustair 20% 70:30 (S	Affordable Ho ocial Rent to Int	OPH) dph. %) s p.a. 00% er unit (interme per unit susing ermediate)	ediate)		Area: FIVE				Area: Five	
15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 30 units p. a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Susianability at £1800 per unit		.83 Hectare s Gross p Absorptio Planning dy at £0 per unit (r Sustainability	profit: (20%) in: 30 units p.a gain at 100% rent) & £0 per un gat £1800 per	PH) dph. a. iii (intermediate unit		I.83 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u y at £1800 per	PH) dph. a. hit (intermediate)		Gross Absorption Planning y at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per ur y at £1800 per	PH) dph. a. bi init (intermediate		J.83 Hectare s Gross Absorptio Planning y at £0 per unit (ro Sustainability	orofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per uni at £1800 per	H) dph. t (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 2 SHEET 1		20% Affor 0:30 (Social R 2 SHEET 1	rdable Hou tent to Inter	rmediate)		20% Affo 0:30 (Social 2 SHEET 1	rdable Hou Rent to Inter	sing mediate)		20% Affo :30 (Social F 2 SHEET 1	rdable Hou Rent to Inter		70	20% Affor 0:30 (Social R 2 SHEET 1	ent to Inter	sing nediate)
GREENFIELD DOWN MIDDLE UP	IESI .	DOWN	INDUSTRIAL1 MIDDLE	UP	IESI	DOWN	INDUSTRIAL2 MIDDLE	UP	IESI 2	DOWN	PDL MIDDLE	UP	IESI		TION TO AFFORI	DABLE
2010	2010 2011	**	**	**	2010	**	**	**	2010 2011	**	* *	()	2010	58% 61%	36% 37%	29% 30%
2012	2012 2013	* *	A)	4)	2012 2013	**	1 *	A }	2012 2013	**	**	**	2012 2013	86% 92%	42% 43%	33% 33%
2014	2014 2015	**	**	A)	2014	**	* *	4 ¥	2014 2015	**	**	**	2014 2015	103% 420%	46% 64%	34% 40%
2017	2016 2017	* *	**	A)	2016 2017	* *	* *	A P	2016 2017	**	**	**	2016 2017	255% 160%	62% 57%	39% 37%
2018	2018 2019	**	(¥	4)	2018	**	* *	A P	2018 2019	**	**	**	2018 2019	112% 85%	52% 47%	35% 33%
2020	2020 2021 2022	**	A)	*)	2020 2021 2022	**	1 *	4)	2020 2021 2022	**	**	(v	2020 2021 2022	58% 58% 50%	44% 41% 38%	31% 30% 28%
2022	2023	A)	**	**	2023	1 *	**	**	2022 2023 2024	- ; ;	-::	0	2022	46% 44%	36% 35%	27% 27%
2025	2025	A)	**	**	2025	(+	**	**	2025 2026	**	**	0	2025	42% 41%	35% 35%	27% 27%
Value Area: Five 15 dwellings (15 Houses)		15 dwelling	Area: Five gs (15 House	es)		15 d 0.83 Hec 0 Abs Pla ssidy at £0 per u Sustair 20% 70:30 (S; Value 15 dwellin	Affordable Ho ocial Rent to Inte Area: Five qs (15 Hous	uses) OPH) dph. %) is p.a. oo% er unit (interme per unit using ermediate)		15 dwellin	Area: Five gs (15 Hous	es)		15 dwelling	Area: Five gs (15 House	es.).
0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at E0 per unit (vent) à 60 per unit Sustainability at E1800 per unit 20% Affordable Housing	Subsid	Absorptio Planning by at £0 per unit (r Sustainability 20% Affor	profit: (20%) in: 70 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	a. hit (intermediat unit sing	e) Subsi	Absorpti Plannin dy at £0 per unit Sustainabilit 20% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	a. nit (intermediate) unit using	Subsid	Absorption Planning by at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	a. hit (intermediate unit unit	e) Subsid	Absorption Planning by at £0 per unit (re Sustainability 20% Affor	orofit: (20%) n: 70 units p.a gain at 100% ent) & £0 per uni v at £1800 per rdable Hou:	t (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 GREENFIELD		3 SHEET 1	INDUSTRIAL1			3 SHEET 1	INDUSTRIAL2			:30 (Social F 3 SHEET 1	PDL				TION TO AFFORI	DABLE
2010 UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP ()	2010		MIDDLE 36% 36%	
2012	2012 2013	**	A }	**	2012 2013	**	1 *	A)	2012 2013	* *	**	**	2012 2013	86% 90%	42% 43%	33% 33%
2014	2014 2015	**	A } V V	A)	2014 2015	**	(*	A)	2014 2015	* *	* *	**	2014 2015	92% 452%	44% 65%	33% 41%
2016 2017 2018	2016 2017 2018	**	**	A)	2016 2017 2018	**	**	A)	2016 2017 2018	**	- ;;	**	2016 2017 2018	273% 168%	63% 58% 52%	39% 37% 35%
2019	2018 2019 2020		(v	A)	2018	**	**	A)	2018 2019 2020	**	**	**	2018 2019 2020	88% 70%	48% 44%	35% 33% 31%
2021	2021 2022	1 *	* *	*)	2021	**	4 *	* *	2021 2022	**	**	(+	2021 2022	59% 51%	41% 39%	30% 29%
2023	2023 2024 2025	A) A)	**	**	2023 2024 2025	(v	**	**	2023 2024 2025	- ; ;	-:-	() ()	2023 2024 2025	46% 44% 42%	36% 35% 35%	28% 27% 27%
2025	2026	4)	**	**	2026	4.4	lue Area: F	**	2026	**		0	2026	42%	35%	27%
					Sub	15 d 0.83 Hee G Abs Pla sidy at E0 per u Sustair 20%	wellings (15 Hou tare site @(20 l ross profit: (20 orption: 70 unit: nning gain at 10	ises) DPH) dph. %) s p.a. 10% er unit (interme per unit	ediate)							

Value Area: Five 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Draining gain at 50% Subsidy at 60 per unit (ener) & 60 per unit (intermediate) Sustainability at £1800 per unit		dwellings .83 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	S) PH) dph. a. iit (intermediat		dwelling 0.83 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u tv at £1800 per	S) PH) dph. a. it (intermediate;		dwelling .83 Hectare Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. og gain at 50% (rent) & £0 per u cy at £1800 pe	es) PH) dph. .a. nit (intermedia r unit		dwelling: 0.83 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per uni y at £1800 per	H) dph. t (intermediate unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)		20% Affor 30 (Social F	rdable Hou	sing	70	20% Affo 0:30 (Social	ordable Hou	sing	70	20% Affo 30 (Social I	rdable Hou	using		20% Affo 0:30 (Social F	rdable Hou:	sing
EST 4 SHEET 1 GREENFIELD	TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFORI	DABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 35%	UP 29%
111	2011	**		**	2011	**	**		2011		**	~ ~	2011	54%	35%	29%
012	2012 2013	**	A)	A >	2012	• •	1+	A)	2012 2013	**	**	**	2012	74%	40% 41%	32% 32%
014	2014	**	A >		2014	* *	(+	A >	2014	**	**		2014	79%	42%	32%
016	2015 2016	••		A)	2015	••	**	A)	2015 2016	**	**		2015	239%	59% 57%	39% 37%
017	2017	**	1.	4)	2016	**		A)	2016		**		2016	127%	53%	35%
018	2018 2019	* *	4 +	4)	2018	**	**	A Þ	2018 2019	* *	* *	~ ~	2018 2019	95%	48% 45%	34% 32%
120	2020	•••	A)	4)	2019	~ ~	1.	A)	2020			1.	2020	62%	45%	30%
021	2021 2022	(*	**	**	2021	4.4	**	**	2021 2022	**	**	()	2021	54% 48%	39% 37%	29% 28%
223	2023	A)	**	**	2022	1+		**	2022		**	0	2023	44%	35%	27%
024	2024	* >	**	**	2024	1 *	**	**	2024	• •	* *	()	2024	41% 40%	34%	26%
025 (v () AA	2025 2026	*)	**	**	2025 2026	4+	**	**	2025 2026	**	**	0	2025	39%	33% 34%	26% 26%
Value Area: Five 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a.	0	dwellings .83 Hectare s Gross	Area: Five s (15 House site @(20 Di profit: (20%) n: 50 units p.	s) PH) dph.		bsidy at E0 per u Sustain 20% 70:30 (S Value dwelling).83 Hectare Gross	hability at £1800 Affordable Ho locial Rent to Inte Area: Five as (15 House	er unit (interme per unit susing ermediate) S) PH) dph.		dwelling .83 Hectare Gross	e Area: Five is (15 House site @(20 D profit: (20%) on: 50 units p.	es) PH) dph.	(dwelling: 0.83 Hectare s Gross	Area: Five s (15 Houses site @(20 DP profit: (20%) nn: 50 units p.a	H) dph.
Planning gain at 200% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing		Planning dy at £0 per unit (r Sustainability 20% Affor	gain at 200% rent) & £0 per ur y at £1800 per rdable Hou	it (intermediat unit sing		Plannir idy at £0 per unit Sustainabili 20% Affo	ig gain at 200% (rent) & £0 per ui ty at £1800 per ordable Hou	nit (intermediate) unit unit		Plannin dy at £0 per unit i Sustainabilit	g gain at 2009 (rent) & £0 per u by at £1800 pe ordable Hou	6 nit (intermedia r unit using		Planning dy at £0 per unit (r Sustainability 20% Affo	gain at 200% ent) & £0 per uni y at £1800 per rdable Hou:	t (intermediate unit sing
70:30 (Social Rent to Intermediate) EST 5 SHEET 1	TEST): 30 (Social R 5 SHEET 1		cuiate)	TEST	0:30 (Social 5 SHEET 1		mediate)		5 SHEET 1		eurate)	TEST	0:30 (Social F 5 SHEET 1		
GREENFIELD DOWN MIDDLE UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
010	2010 2011	**	A }	A)	2010	**	17	A)	2010	**	**	1.	2010	70%	39% 39%	31% 31%
012	2012	• •	4.4	A >	2012	• •	**	A >	2012	• •	~ ~		2012	122%	47%	35%
013	2013 2014	**	(v	4)	2013	**		A)	2013 2014		**		2013	134%	49% 50%	36% 36%
015	2015 2016	**		A)	2015	**	**	1.	2015 2016	**	**	**	2015	-671% 5385%	81% 77%	45% 43%
017	2017	**	· · ·	A)	2017	**	• •	A >	2017	• •	**	<u> </u>	2017	375%	68%	40%
018	2018 2019	**		A)	2018 2019	**	**	A >	2018 2019	**	**		2018 2019	187% 121%	61% 54%	38% 35%
020	2020 2021	**	(v		2020	* *	1 7	A }	2020 2021	**	**		2020 2021	88%	49% 45%	33% 31%
022	2022	• •	A >	A >	2022		4.4	A P	2022	- ;;	**	(*	2022	59%	42%	30%
023	2023 2024	(*	**	**	2023	**	44	**	2023 2024	**	**	()	2023	52% 49%	39% 38%	29% 28%
025	2025 2026	(•	**	**	2025 2026	(v	4.5	**	2025 2026	**	**	0	2025 2026	47% 46%	37% 38%	28% 28%
Value Area: Five 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph.	ο		Area: Five s (15 House site @(20 Di	s)		15 d 0.83 He 0.83 He Abs Abs Pli bsidy at £0 per u Sustaia 20% 70:30 (S	hability at £1800 Affordable Ho locial Rent to Inte Area: Five as (15 House	ises) DPH) dph. %) is p.a. 100% er unit (interme per unit using ermediate)			• Area: Five is (15 House site @(20 D	es)		Value dwelling: 0.83 Hectare s	Area: Five s (15 Houses site @(20 DP	;) H) dph.
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% ubsidy at £48500 per unit (rent) & £26000 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing		Gross Absorption Planning at £48500 per unit (Sustainability	profit: (20%) on: 50 units p.a gain at 100%	unit (intermedia	te) Subsidy	Gross Absorpti Plannir y at £48500 per unit Sustainabili	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	a. unit (intermediate) Subsidy	Gross Absorpti Plannin at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £26000 pc by at £1800 pe ordable Hou	.a. 6 r unit (intermedia		Gross Absorptio Planning ly at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	unit (intermediat
70:30 (Social Rent to Intermediate) EST 6 SHEET 1): 30 (Social R	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		: 30 (Social I 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	mediate)
GREENFIELD			INDUSTRIAL1	LIP	. 231		INDUSTRIAL2	LIP			PDL	LIP			TION TO AFFORI	DABLE
010	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	UP ()	2010	33%	MIDDLE 24%	22%
011	2011 2012	**	**	**	2011	**	**	**	2011 2012		**	**	2011	33% 46%	24% 28%	21% 24%
013	2013 2014	* *	A)	4)	2013	* *	4)	A)	2013 2014	**	* *	**	2013	50% 50%	29% 29%	24% 24%
015	2015		· · ·	*>	2015			* >	2015				2015	247%	43%	30%
016	2016 2017	**	4.4	4)	2016 2017	**	**	A)	2016 2017	**	**	**	2016	153% 97%	42% 39%	29% 28%
018	2018	••	A)	A)	2018	**	(*	A)	2018	**	**		2018	69% 55%	36% 34%	27% 25%
020	2020	• • •	A >	* >	2020		A)	A >	2020	- ;;	- 77	1+	2020	46%	32%	25%
021	2021 2022	(v	**	**	2021 2022	• • •	**	**	2021 2022	**		()	2021	39% 36%	30% 28%	24% 23%
023 (v () AA	2023 2024	A >	**	**	2023	(v	**	**	2023 2024	**	**	()	2023	33% 31%	27% 27%	22% 22%
25 ()	2025	**	**	**	2025			**	2025			↔	2025	31%	26%	22%
226 (1)	2026	**	**		2026 Subsidy	15 d 0.83 He (Abs Pli at £48500 per u Sustain	alue Area: F lwellings (15 Hou ctare site @(20 I Gross profit: (20' corption: 50 unit: anning gain at 10 nit (rent) & £260 nability at £1800 5 Affordable Ho	ises) DPH) dph. (6) s p.a. 00% one unit (interpretation)	2026 termedia	ste)	•	0	2026	30%	27%	22%

	15 dwellin .83 Hectare : Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling .83 Hectare : Gross Absorptio Planning at £25000 per unit i	profit: (20%) on: 50 units p.a gain at 100% rent) & £22000 per	s) PH) dph. a. unit (intermedia)		dwelling 0.83 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £22000 pe	S) PH) dph. a. 6 r unit (intermediate)		dwelling 1.83 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc	es) PH) dph. .a. % er unit (intermedi		dwelling D.83 Hectare s Gross Absorptio Planning y at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph. i. unit (intermediate)
70	Sustainabilit 20% Affo 30 (Social F	y at £1800 per ordable Hou	using	70	Sustainabilit 20% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing	7,	Sustainabili 20% Affo 0:30 (Social	ty at £1800 pe ordable Hou	ısing	70	Sustainabilit 20% Affo 30 (Social I	ty at £1800 pe ordable Hou	using	7	Sustainabilit 20% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing
	7 SHEET 1		rmediate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1	PDL PDL	rmediate)		7 SHEET 1	CTION TO AFFOR	•
2010	DOWN	GREENFIELD	UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 29%	UP
2011		0	**	2011		**	**	2011		**	**	2011	• •		**	2011	43%	29%	25% 25%
2012 2013	**	* *	A)	2012 2013	••	A)	A)	2012	••	1 *	A)	2012 2013	**		**	2012	63%	34% 35%	28% 28%
2014 2015	• • •	**	4)	2014 2015	**	A)	A >	2014	•••	1.4	4)	2014 2015	**		**	2014	67%	36% 52%	28% 34%
2016	**	**	1+	2016	• •	~ ~	*>	2016	**	**	A >	2016	**	ÜÜ	**	2016	199%	51%	33%
2017 2018	**	* *	4 *	2017 2018	**	(v	A >	2017	**	**	A >	2017 2018	••		**	2017 2018	125% 88%	47% 43%	32% 30%
2019 2020	**	* *	A)	2019 2020	**	A)	4)	2019	~ ~	1 *	A)	2019 2020	* *			2019	68% 56%	40% 37%	29% 27%
2021 2022	**	()	**	2021 2022	(v	**	**	2021 2022	1.4	**	**	2021 2022	**	* *	() ()	2021	47% 42%	35% 33%	26% 25%
2023		()	**	2023	A }	**	**	2023	4.4	**	**	2023	**	7.7	0	2023	38%	31%	25%
2024 2025	1 *	()	**	2024 2025	->	**	**	2024 2025	4+	**	**	2024 2025	**	**	()	2024 2025	37% 35%	30% 30%	24% 24%
2026	1+	0	**	2026	**	**	**	2026	Va	alue Area: F	ive	2026	* *	**	()	2026	35%	30%	24%
	15 dwellin .83 Hectare : Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per	ses) PH) dph. a. 6 r unit (intermediate		dwelling .83 Hectare: Gross Absorptio Planning at £36000 per unit i Sustainabilit	profit: (20%) on: 50 units p.; g gain at 100% rent) & £24000 per y at £1800 per	s) PH) dph. a. unit (intermedia)	C	at £25000 per u Sustain 20% 70:30 (S Value dwelling 0.83 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili	hability at £1800 to Affordable He ocial Rent to Interest of the Area: Five gs (15 House site @(20 D) profit: (20%) lon: 50 units p. gg gain at 1000 pe try at £1800 pe try at £1800 pe	D00 per unit (int per unit pusing permediate) permediate) permediate) permediate per unit (intermediate)	0	Value dwelling .83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe ty at £1800 pe	es) PH) dphas r unit (intermedi		dwelling 0.83 Hectare : Gross Absorptio Planning y at £36000 per unit : Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ry at £1800 per	(h) dph. (ii) dph. (iii) dph.
	:30 (Social F	rdable Hou Rent to Inter			:30 (Social F	rdable Hou Rent to Inter	rmediate)		0:30 (Social	Rent to Inte			:30 (Social I	rdable Hou Rent to Inte			0:30 (Social F	rdable Hou Rent to Inter	
TEST 8	8 SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP +	2010	DOWN 39%	MIDDLE 27%	UP 23%
2011 2012	••	() (v	**	2011	(*	**	**	2011	••	1.4	**	2011	• •	~ ~	() v v	2011	39% 55%	27% 31%	23% 26%
2013	- ; ;	**	A >	2013	**	. >	A >	2013	**	1.4	A >	2013	- ; ;	ÜÜ	- ;;	2013	59%	32%	26%
2014 2015	**	**	4 *	2014 2015	* *	* *	4)	2014	**	**	*)	2014 2015	**		***	2014	59% 288%	33% 48%	26% 32%
2016 2017	**	* *	1 *	2016 2017	**	4.4	A)	2016 2017	• •		A):	2016 2017	* *		**	2016	178% 112%	47% 43%	31% 30%
2018 2019	**		A)	2018	••	(*	4)	2018	**	1.	A)	2018	**	~ ~	**	2018	79%	40% 37%	28%
2020		**	A.)	2020	~~	A >		2020		1.4	4.)	2020	• •		1.4	2020	51%	34%	26%
2021 2022	**	()	**	2021 2022	(v	**	**	2021	1 *	**	**	2021 2022	**	**	()	2021	43% 39%	32% 31%	25% 24%
2023 2024	1.4	()	**	2023 2024	A)	**	**	2023 2024	(v	**	**	2023 2024	* *	**	() ()	2023 2024	36% 34%	29% 29%	24% 23%
2025 2026	(v	()	**	2025 2026	* *	**	**	2025 2026	*)	**	**	2025 2026	• •	**	()	2025 2026	33% 33%	28% 29%	23% 23%
	0 dv	ue Area: 0 vellings (0)			dw	e Area: 0		Subsidy	15 d 0.83 He (0.83 He (1.84 Abs Pl: at £36000 per u Sustain 20% 70:30 (S Val	Affordable He ocial Rent to Intue Area: 0 yellings (0)	uses) DPH) dph. %) s p.a. 00% D00 per unit (int per unit	ermedia	Valu dw	ue Area: 0 rellings (0)			dw	ue Area: 0 rellings (0) re @(0) dph.	
	Gro	e @(0) dph. ess profit: 0			Gro	@(0) dph. ss profit: 0			Gn	e @(Ŏ) dph. oss profit: 0			Gro	e @(0) dph. oss profit: 0			Gro	ss profit: 0	
	Planni	sorption: 0 ng gain at 0%			Plannir	orption: 0 ng gain at 0%			Plann	sorption: 0 ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Plannir	sorption: 0 ng gain at 0%	
	Susta	ibsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0	
		rdable Hou	sing			dable Hous	sing			rdable Hou				rdable Hou 0	ising			rdable Hous 0	ing
TEST 9	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-		0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0		-		0	-	-	-	0	-		-	0		-		0	0% 0%	0% 0%	0% 0%
0	-	-	- :	0	-	-		0	-	-	-	0	-	-		0	0% 0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0% 0%	0%	0%
0	-	-		0	-	-		0	-		-	0	-	-		0	0%	0%	0%
0	-	-		0	-	-	-	0	-			0	-	-	-	0	0%	0%	0%
0	-	-		0				0	-			0	-			0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Rlanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dw O site Gro Abs Plannir Su Susta	ue Area: 0 vellings (0) vellings ve	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ne Area: 0 Billings (0) Billing	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle of the control of the co	Je Area: 0 rellings (0) relling	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	te Area: 0 ellings (0) dph. ss priming of the primi		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	ne Area: 0 Illings (0) (2 (0) dph. se profit: 0 oroption: 0 g gain at 0% bisdy at 0 g gain at 0% bisdy at 0 inability at 0us 0 0 inability at 0us 0 0 inability at 0us inability at 0us	
Subsi	15 dwellin .83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per un ty at £600 per urdable Hou	es) PH) dph. a. iii (intermediate unit	e) Subsid	dwelling: .83 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £600 per u rdable Hou	S) PH) dph. I. It (intermediate unit sing) Subsi	dwelling 0.83 Hectare Gross Absorption Planning idy at £0 per unit in Sustainabili 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	es) PH) dph. a. bi init (intermediate) unit unit	Subsi	dwelling: 0.83 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u ty at £600 per rdable Hou	es) PH) dph. .a. .a. .init (intermediate r unit unit	e) Subsid	dwelling: 0.83 Hectare s Gross Absorptic Planning y at £0 per unit (n Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per unity at £600 per u rdable Hou:	t (intermediate)
	30 (Social FI) SHEET 1 DOWN	Rent to Inter GREENFIELD MIDDLE	UP		230 (Social FI	NOUSTRIAL1 MIDDLE A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-A-	mediate) UP AA AA AA AA AA AA AA AA AA		15 d 0.83 Hec G Abs	INDUSTRIAL2 MIDDLE A A A A A A A A A A A A A	UP		0: 30 (Social Filt Sheet)	PDL MIDGLE PDL MIDGLE PDL	up v v v v v v v v v v v v v		2.30 (Social f Tester of the Control	Zent to Interest Time To AFFORM MIDDLE 185% 155% 147% 147% 147% 147% 147% 147% 147% 147	
Subsi	15 dwellin 83 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per un lity at £0 per un ardable Hou	es) PH) dph. a. iii (intermediate unit unit	e) Subsid	dwelling: .83 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabil	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. I. It (intermediate nit Sing	O) Subsi	osidy at £0 per un Sustain 20% 70:30 (Sc Value dwelling 0.83 Hectare Gross Absorptic Plannin dy at £0 per unit Sustainabi	nability at £600 Affordable Hocalial Rent to Infinite Area: Five to St. (15 House is (15 House is (20 D) profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u introdable House introduction introductio	per unit (interme per unit pussing permediate) ss.) PH) dph. a. 6 int (intermediate) unit ssing	Subsi	dwelling: 0.83 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u lity at £0 per u rdable Hou	es) PH) dph. .a. .a .iii iiii (intermediate unit using	e) Subsid	dwelling: 0.83 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustalnabil	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni lity at £0 per u rdable Hou:	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN OVER THE PROPERTY OF THE	GREENFIELD MIDDLE () () () () () () () () () () () () ()	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	2 SHELT 1 DOWN	INDUSTRIAL1 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL2 MIDDLE AA (Y (Y (Y (Y (Y (Y (Y (Y (Y	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN CONTROL OF THE C	PDL MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026		CITON TO AFFORM MIDULE 35% 35% 40% 42% 42% 59% 55% 50% 442% 42% 40% 34% 442% 442% 443% 443% 443% 443% 443%	DABLE UP 19% 29% 29% 32% 33% 33% 33% 34% 34% 32% 31% 29% 28% 27% 27% 27% 26% 26%
								Sult	15 di 0.83 Hec G Absi Pla osidy at E0 per ur Susta 20%	wellings (15 Ho tare site @(20 iross profit: (20 orption: 50 unit inning gain at 1	uses) DPH) dph. %) s p.a. DD% per unit (interme per unit	diate)							

TEST 13 SHEET 1 TEST 13 SH	Sustainability at £1800 per unit
DOWN MIDDLE UP 10 NIDDLE UP NI	DOWN MIDDLE UP
2011	2011 51% 31% 25% 25% 2012 2012 51% 30% 27% 22% 2013 80% 37% 22% 2014 81% 38% 22% 5014 81% 38% 22% 5016 227% 54% 35% 2006 227% 54% 33% 2007 22% 54% 33% 2019 75.2 41% 25% 50% 22% 54% 2020 2019 75.2 41% 28% 27% 2020 2021 50% 35% 25% 25% 2020 2021 50% 35% 25% 25% 2022 44% 33% 22% 2022 44% 33% 22% 2024 31% 2025 36% 30% 23% 2026 36% 30% 23% 22% 2026 36% 30% 22% 2026 36% 30% 23% 2086 30% 30% 23% 2086 30% 30% 23% 2086 30% 30% 2006 30% 30% 30% 30% 30% 30% 30% 30% 30% 30%
2014	2014 809. 37% 20% 20% 2016 31% 38% 20% 20% 2016 279% 55% 55% 35% 2016 2017 542% 55% 55% 32% 2016 2017 542% 55% 22% 55% 22% 2018 97% 41% 28% 22% 2020 59% 38% 27% 2021 55% 35% 25% 25% 2022 44% 33% 23% 22% 2023 40% 31% 22% 22% 2024 38% 30% 22% 2026 36% 30% 22% 22% 2026 36% 30% 22% 22% 2055 36% 30% 22% 2056 36% 30% 22% 2056 36% 30% 22% 2056 36% 30% 22% 2056 36% 30% 2008 2056 36% 30% 2008 2056 36% 30% 2008 2056 36% 30% 2008 2056 36% 30% 2008 2056 36% 30% 2008 20% 2008 30% 2008 20% 2008 20% 2008 20% 20% 20% 20% 20% 20% 20% 20% 20% 20%
2016	2016 279% 56% 35% 35% 2016 227% 54% 33% 2017 542% 50% 32% 33% 2018 97% 45% 30% 22% 24% 2019 75% 41% 28% 22% 2020 59% 38% 27% 25% 25% 2021 50% 35% 25% 25% 2022 44% 33% 22% 2023 40% 31% 22% 22% 2024 38% 30% 22% 2026 36% 30% 22% 22% 2026 36% 30% 22% 20% 36% 30% 22% 20% 36% 30% 22% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 20% 36% 30% 23% 23% 23% 23% 23% 23% 23% 23% 23% 23
2016	2016 229% 5-5% 339% 2017 327% 2018 99% 45% 30% 30% 229% 2019 975% 41% 229% 2020 5-5% 389% 27% 2021 50% 389% 27% 2021 50% 389% 27% 2021 50% 389% 24% 339% 249% 2024 439% 339% 229% 2024 439% 339% 229% 2026 35% 30% 239% 2026 35% 30% 239% 2026 205% 36% 30% 239% 2026 205% 36% 30% 239% 205% 206% 206% 206% 206% 206% 206% 206% 206
2017	2017 1423% 50% 32% 30% 2018 978% 141% 283% 30% 2019 978% 141% 283% 2020 599% 389% 277% 2021 507% 359% 359% 25% 25% 2022 445% 33% 224% 2023 407% 317% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 389% 30% 223% 2026 2026 2026 2026 2026 2026 2026 202
2019 2020 2021 2021 2022 2023 2024 2024 2025 2026 2026 2027 2028 2029 2029 2029 2029 2029 2029 2029	2019 25% 41% 28% 27% 2000 2021 50% 38% 27% 25% 25% 2021 50% 35% 25% 25% 2022 44% 33% 24% 22% 2023 440% 31% 22% 22% 2025 36% 30% 22% 22% 2026 36% 30% 22% 22% 2026 36% 30% 22% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 30% 23% 2056 36% 2056 20% 20% 20% 20% 20% 20% 20% 20% 20% 20%
2021 2022 2023 2024 2024 2025 2026 2026 2026 2027 2027 2028 2029 2029 2029 2029 2029 2029 2029	2021 50% 35% 25% 25% 2022 44% 33% 24% 2023 40% 31% 23% 22% 2025 316% 30% 223% 2026 316% 30% 223% 2026 316% 30% 223% 2026 316% 30% 223% 2026 316% 30% 223% 2026 316% 30% 23% 2026 316% 30% 23% 23% 2026 316% 30% 23% 23% 2026 316% 30% 23
10022	2022 44% 33% 24% 2023 40% 31% 22% 2024 38% 30% 23% 2026 30% 30% 23% 2026 30% 30% 23% 2026 36% 30% 23% 2026 36% 30% 30% 2038 2080 36% 30% 2080 36% 30% 2080 36% 2080 36% 30% 2080 36% 2080 36% 2080 36% 2080 36% 2080 36% 2080 30% 2080 36% 2080 30% 20
2024	2024 38% 30% 23% 23% 205 30% 23% 206 36% 30% 23% 23% 22%
2026 *** *** *** *** *** ** ** **	2026 36% 30% 22% 2026 36% 30% 22% Value Area: Five dwellings (15 Houses) 0.83 Hoctare site (2(2) DPH) dph. Gross profit: (20%) Absorption. 50 per unit (entre site) islo) Subsidy at 50 per unit (entre site) islo) Subsidy at 50 per unit (entre site)
Value Area: Five 1. Subsidy at Expert Includes 1. Subsidiary Includes 1. Subsidy at Expert Includes 1. Subs	Value Area: Five dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (fremediate) Subsidy at E0 per unit (fremediate)
15 dwellings (15 Houses) National Review (200 PH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Value Area: Five 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Value Area: Five 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning galan at 100% late) Subsidy at £0 per unit ((rent) & £0 per unit (intermediate) Sustainability at £1800 per unit
Sustainability at £1800 per unit 20% Affordable Housing	20% Affordable Housing
0:100 (Social Rent to Intermediate) 0:100 (Social Rent to Intermed	0:100 (Social Rent to Intermediate) TEST 14 SHEET 1
GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP 10 DOWN M	DOWN MIDDLE UP 2010 34% 19% 15%
2011 - A A 2011 - A A 2011 - A A 2012 - A A	2011 34% 19% 15% 2012 49% 23% 17%
2013	2013 52% 24% 17%
2014 - 1 2014 - 1 2014 - 1 2014 - 1 2014 - 1 2014 - 1 2015 - 2015 - 2015 - 1 2015 - 1 2015	2014 52% 24% 17% 2015 246% 34% 20%
2016 **	2016 147% 33% 19%
2017	2017 89% 30% 18% 2018 61% 27% 17%
2019	2019 46% 24% 16%
2020	2020 36% 22% 15% 2021 31% 21% 14%
2022	2022 26% 19% 13%
2023	2023 23% 18% 13% 2024 22% 18% 13%
2025	2025 21% 17% 13% 2026 21% 18% 13%
Value Area: Five	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0
Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0 O% Affordable Housing O% Affordable Housing O% Affordable Housing O% Affordable Nousing O% Affordabl	Sustainability at 0 O% Affordable Housing
0 0 0 0 TEST 15 SHEET 1 TEST 15 SHEET 1 TEST 15 SHEET 1 TEST 15 SHEET 1	0 TEST 15 SHEET 1
GREENPIELD INDUSTRIAL1 INDUSTRIAL2 POL	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP	0 0% 0% 0% 0 0% 0% 0%
	0 0% 0% 0%
	0 0% 0% 0% 0 0% 0% 0%
	0 0% 0% 0%
	0 0% 0% 0% 0 0% 0% 0%
	0 0% 0% 0%
	0 0% 0% 0% 0 0% 0% 0%
	0 0% 0% 0% 0 0% 0% 0%
	0 0% 0% 0%
	0 0% 0% 0% 0 0% 0% 0%
	0 0% 0%
Value Area: 0 0 dwellings (0) 0 site @(0) geh. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	

15 dv 0.83 Hec Ab: Pl Subsidy at £0 pe Sustali	Value Area: Five vellings (15 Hous tare site @(20 D Gross profit: (25%) sorption: 50 units p. anning gain at 1009 or unit (rent) & £0 per u nability at £1800 pe	ses) PH) dph. a. 6 nit (intermediate) r unit		dwellings .83 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (25%) in: 50 units p.; gain at 100% rent) & £0 per ur y at £1800 per	s) PH) dph. a. bit (intermediate unit)		dwelling .83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	ty at £1800 pe	es) PH) dph. a. 6 nit (intermediate) r unit		dwelling 83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe	PH) dph. a. init (intermediate or unit)		dwelling 0.83 Hectare : Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100%	(i) H) dph. (i) t (intermediate)
70:30 (So	Affordable Hou icial Rent to Inter	rmediate)	70	30 (Social F	rdable Hou ent to Inter	mediate)	70	20% And 30 (Social	Rent to Inte	rmediate)	70	:30 (Social I	rdable Hou Rent to Inte	rmediate)	7	0:30 (Social F	Rent to Inter	mediate)
TEST 16 SHEE	T 1		TEST	16 SHEET 1			TEST	16 SHEET 1			TEST	16 SHEET 1			TEST	16 SHEET 1		
DOW	GREENFIELD N MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	(v	2010	**	A)		2010	**	1 7	A >	2010	**		**	2010	71%	38% 38%	31% 31%
2012		1+	2012	**	4.4		2012	**		A >	2012	**	• • •	**	2012	132%	47%	35%
2013	* *	1 *	2013 2014	**	(*	A)	2013	• •	**	A >	2013 2014	**	**	**	2013	148% 150%	49% 50%	35% 35%
2014	**	**	2014	**		1 *	2014			(*	2014	**			2014	-398%	83%	45%
2016	**	**	2016	~ ~	**	.)	2016	~ ~	~ ~	1.4	2016	~ ~	**	**	2016	-1266%	79%	43%
2017	***	1.4	2017 2018	**	**	A >	2017		**	4 ¥	2017 2018	**	**	**	2017	549% 216%	70% 61%	40% 37%
2019	**	1+	2019	**	**	. >	2019	**	**	A >	2019	**	**	**	2019	131% 92%	54%	35%
2020	**	4 *	2020 2021	~ ~	(*	A)	2020		**	A):	2020 2021	**	**	**	2020	71%	49% 45%	33% 31%
2022	**	A)	2022	**	A >	.)	2022	••	(♥	A)	2022	~ ~	**	**	2022	60%	42%	30%
2023	**	A)	2023 2024	1+	4)	A)	2023 2024	**	1 *	A)	2023 2024	**		1+	2023	52% 49%	39% 38%	28% 28%
2025	• •	**	2025	1.		**	2025	•••	()	**	2025	**	**	()	2025	47%	37%	27%
2026	· ·	>	2026		^)	.,	2026	· · ·	alue Area: I	iluo.	2026	**	**	(+	2026	46%	38%	27%
15 dv 0.83 Hec Ab: Pl Subsidy at £0 pe Sustali 20%	GREENFIELD N MIDDLE (1) (2) (3) (4) (4) (4) (4) (4) (4) (4	ses) PH) dph. a. 6 nit (intermediate) r unit using) Subsit	dwellings .83 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (17%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	70:30 (S Valu dwelling .83 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affo	Affordable & Affor	evering termediate) PH) dph. a. 6 init (intermediate) r unit	Subsid	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. i. i. i. i. i. i. i. i. i	e) Subsid	dwelling 0.83 Hectare: Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social F	profit: (17%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per ordable Hou	(a) H) dph. It (intermediate unit sing mediate)
2025		**	2025	**	**	**	2025		**	**	2025	**	**	0	2025	40% 39%	34%	26%
į	Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou	sing		dwi O site Gro: Abs Plannir Sul Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous	sing	Suk	Abb Pi sidy at E0 per u Sustai 209 70:30 (S Val dv O sit Gr Al Plann S Sustai	ctare site @(20	%) s p.a. 00% oer unit (intermo p per unit ousing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. ress profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rinability at 0 rdable Hou			dw O site Gro Ab: Plannii Su Susta	ue Area: 0 lellings (0) le @(0) dph. less profit: 0 less profit: 0 less dy at 0 libsidy at 0 linability at 0 rdable Hous	ing
	0				0				0				0				0	
TEST 18 SHEE	T 1 GREENFIELD		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARI F
DOW		UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	İ	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
	-	-	0		-	-	0		-	-	0	-	-	-	0	0%	0%	0%
		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
			0	-			0	-			o				0	0%	0%	0%
_		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
		-	0			-	0		-		0			-	0	0%	0%	0%
-			0				0				0				0	0%	0%	0%
_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-	0		-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
			o				0				o o				ō	0%	0%	0%
	-	-	0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-		0				0		-	-	0			-	0	0%	0%	0%
-			o				0				o o	-			ō	0%	0%	0%
								F	Value Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: (Planning gain at Subsidy at 0 Sustainability a	0) n. 0)								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
ST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0	0	0 0% 0% 0%
		6	6	0 0% 0% 0%
	0	0 -		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
			0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
1 1 1	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0	0	0 0% 0% 0%
	P	Value Area: 0	<u> </u>	0 02 02 02
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	0 Value Area: 0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O Value Area: O dwellings (O) O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	0 Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustisdy at 0 Sustianability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subdidy at 0 % Subdidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Blanking gain at 0% Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskly at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MINDUE UP
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 57 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Billion of the state	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsishy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 EQUITION TO AFFORDABLE DOWN MIDDLE UP O ON ON ON ON ON
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TZ 20 SHEET 1 GREENFIELD DOWN MEDGLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 7.20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Billion of the state	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 O% Affordable Housing O% O% O% O% O% O% O% O
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 T 20 SHEET 1 GREENFIELD DOWN MEDOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 O'S Affordable Housing O'ON Affordable Housing T 20 SHEET 1 DOWN MODLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDGLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 Sustainability at 0 006 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MINOLE UP O O O O	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (0) (0) h, Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 O's Affordable Housing O'S Affordable Housing O'ON MEDICAL DOWN MODULE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordabl	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) diph.
O dwellings (0) O site (e) (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% After dable Housing 0 TEST 20 SHEET 1 DOWN	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (#00) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O'M Affordable Housing O'M Affordable Housing UT 20 SHEET 1 DOWN MIDQLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordabl	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENPIELD DOWN MEDGE UP	dwellings (0) 0 site @ (0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MICCLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) Osite @(0) diph.
O dwellings (0) O site (e) (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (e)(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MCOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site (#0) Oph, Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Osc Affordable Housing U 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 OWN MICOLE OREENFIELD OWN MICOLE	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 90% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MEDILE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS ARTOdable Housing OT 20 SHEET 1 DOWN MEDOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 stee (0) (0) dph. Gross profit: 0 Absorption: 0 Ab	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'96 Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 OWN MICOLE OREENFIELD OWN MICOLE	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) qph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.

Figure 54 - Sensitivity Testing

Figure 54 - Sensi	LIVI															
Value Area: Five 50 dwellings (50 Houses)		50 dwelling	Area: Five gs (50 House	es)		50 dwellir	e Area: Five ngs (50 Hous	es)		50 dwellin	gs (50 Hous	ses)		50 dwelling	Area: Five gs (50 House	
3.33 Hectare site @(20 DPH) dph. Gross profit: (20%)	3	.33 Hectare s	ite @(20 DF profit: (20%)	PH) dph.	3		site @(20 D profit: (20%)	PH) dph.	3	.33 Hectare Gross	site @(20 D profit: (20%)	PH) dph.	3	3.33 Hectare s	site @(20 DPI profit: (20%)	H) dph.
Absorption: 50 units p.a. Planning gain at 100%		Absorption Planning	n: 50 units p.a gain at 100%			Absorpt Plannin	ion: 50 units p. ng gain at 100%	5		Absorpti Plannin	on: 50 units p. g gain at 100%	6		Absorption Planning	n: 50 units p.a. gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit) Subs		y at £1800 per	unit	e) Subsi	Sustainabili	(rent) & £0 per u ty at £1800 per	unit	Subsi		y at £1800 pe	r unit	e) Subsid		y at £1800 per i	unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)		0:30 (Social F	rdable Hou tent to Inter			0:30 (Social	Rent to Inter			:30 (Social I	rdable Hou Rent to Inte			0:30 (Social R	rdable Hous tent to Intern	
TEST 1 SHEET 1 GREENFIELD	TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST		TION TO AFFORE	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP * *	2010	DOWN 59%	MIDDLE 36%	UP 29%
2011	2011 2012	• •	(v	A >	2011	**	**	A P	2011 2012	• •	* *	**	2011	69% 88%	38% 43%	31% 33%
2013	2013	**	4 *	A >	2013	**	**	A) (v	2013 2014	**	**	**	2013	93% 151%	44% 52%	33% 36%
2015	2015 2016	**	* *	A)	2015 2016	**	* *	(*	2015 2016	**	* *	**	2015 2016	377% 230%	65% 61%	39% 38%
2017	2017 2018	**	* *	A)	2017 2018	**	* *	(v	2017 2018	**	* *	**	2017	146% 103%	56% 50%	36% 34%
2019	2019	• •	1 *	A)	2019	**	**	A)	2019 2020	• •	* *	**	2019	80% 65%	46% 43%	32% 30%
2021	2021 2022	• •	* *	4)	2021	**	(*	* *	2021 2022	**	**	**	2021	56% 49%	40% 37%	29% 28%
2023	2023	(+	**	**	2023	**	0	**	2023		**	0	2023	45% 43%	36% 35%	27%
2025	2025	1.4	**	**	2025	1.	0		2024 2025 2026	**	**	**	2025	43% 42% 41%	35%	26%
2026	2026	- 17	**	**	2026		alue Area: F		2026	**	••		2026	41%	36%	26%
						3.33 He	twellings (50 Horctare site @(20	DPH) dph.								
						Abs	Gross profit: (20 sorption: 50 unit anning gain at 1	s p.a.								
					Sub		anning gain at 10 unit (rent) & E0 p nability at E1800		ediate)							
						20%	6 Affordable Ho	using								
Value Area: Five 50 dwellings (50 Houses)		50 dwelling	Area: Five gs (50 House	es)		50 dwellir	e Area: Five ngs (50 Hous	es)		50 dwellin	gs (50 Hous	ses)		50 dwelling	Area: FIVE gs (50 House	s)
3.33 Hectare site @(20 DPH) dph. Gross profit: (20%)	3		profit: (20%)		3	Gross	site @(20 D profit: (20%)		3		profit: (20%)		3		profit: (20%)	
Absorption: 30 units p.a. Planning gain at 100%		Planning	n: 30 units p.a gain at 100%			Plannin	ion: 30 units p. ng gain at 100%	5		Plannin	on: 30 units p. g gain at 1009	6		Planning	n: 30 units p.a. gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit) Subs	dy at £0 per unit (Sustainability	at £1800 per	unit	e) Subsi	Sustainabili	(rent) & £0 per u ty at £1800 per	unit	Subsit	dy at £0 per unit i Sustainabilit	y at £1800 pe	r unit	e) Subsid		y at £1800 per i	unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	0:30 (Social F	rdable Hou lent to Inter	sing mediate)	70	0:30 (Social	Rent to Inte	rmediate)	70):30 (Social I	rdable Hou Rent to Inte	using rmediate)	7	0:30 (Social R	rdable Hous lent to Intern	s ing mediate)
TEST 2 SHEET 1 GREENFIELD	TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		TION TO AFFORE	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 37%	UP 30%
2011	2011 2012	**	1 *	4)	2011	**	**	A) (v	2011 2012	**	**	**	2011	74% 91%	40% 43%	31% 33%
2013	2013 2014	**	* *	A >	2013	**	**	(v	2013 2014	**	* *	**	2013	108% 195%	46% 56%	34% 37%
2015	2015 2016	**	* *	A)	2015 2016	**	* *	(*	2015 2016	**	* *	**	2015 2016	299% 195%	63% 59%	39% 37%
2017	2017 2018	**	* *	A)	2017 2018	* *	* *	A)	2017 2018	**	* *		2017	128% 93%	53% 48%	35% 33%
2019	2019	**	(*	A)	2019	**	1.4	A)	2019 2020		* *	**	2019	74% 61%	45% 41%	31% 30%
2021	2021	4.4	4.4	4)	2021	**	()	* *	2021 2022	• • •	**		2021	53% 47%	39% 36%	28% 27%
2023	2023	(*	**	**	2023	**	0	**	2023	**	**	**	2023	44%	35% 35%	27%
2025	2025	(*	**	**	2025	**	0	**	2025 2026	•••	**	**	2025	41% 41%	35% 36%	26%
2026	2026				2026		alue Area: F	ive	2026	• •			2026	41%	30%	20%
					Sub	Abs Planting Abs Osidy at E0 per u Sustain 20 %	ctare site @(20) Gross profit: (20) sorption: 30 unit anning gain at 10 unit (rent) & E0 p nability at E1800 6 Affordable Ho social Rent to Int	%) s p.a. 20% er unit (interme per unit	ediate)							
Value Area: Five 50 dwellings (50 Houses) 3.33 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 70 units p. a. Planning gain at 100%		50 dwelling 33 Hectare s Gross Absorptio Planning	profit: (20%) n: 70 units p.a gain at 100%	es) PH) dph. a.		Value 50 dwellir 3.33 Hectare Gross Absorpti Plannir	e Area: Five ngs (50 Hous site @(20 D s profit: (20%) ion: 70 units p. ng gain at 100%	es) PH) dph.		50 dwellin .33 Hectare Gross Absorpti Plannin	profit: (20%) on: 70 units p. g gain at 1009	ses) PH) dph. a.		50 dwelling 3.33 Hectare s Gross Absorptio Planning	profit: (20%) n: 70 units p.a. gain at 100%	H) dph.
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Affo 0:30 (Social F	y at £1800 per rdable Hou	unit sina	70	Sustainabili 20% Affo 0:30 (Social	(rent) & £0 per u ity at £1800 per ordable Hou Rent to Inter	unit Ising	70	20% Affo 30 (Social I	y at £1800 pe rdable Hou	r unit ısina	7	20% Affor 0:30 (Social R	y at £1800 per i rdable Hous	unit s ina
TEST 3 SHEET 1 GREENFIELD	TEST	3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST	3 SHEET 1	TION TO AFFORD	
2010 VV VV AA 2011 VV VV VV	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 60%	MIDDLE 36% 38%	UP 29% 30%
2011 2012 2013	2011	**	(*	4)	2011	**	- ; ;	A) A)	2011 2012 2013	- ; ;	**	**	2011 2012 2013	89% 97%	38% 43% 44%	30% 33% 33%
2014	2013		**	4)	2013			(*	2013 2014 2015	• • •		**	2013	138% 51,2%	50%	36% 40%
2016	2016 2017	**	**	A)	2016	**	**	17	2016 2017	**	**	**	2016	278% 166%	64% 58%	39% 37%
2018	2018	**	1 *	A)	2018	••	**	A)	2018 2019	••	**	**	2018	114% 85%	52% 47%	35% 33%
2020	2020	**	1 *	A)	2020	**	1 *	A }	2020 2021	**	* *	**	2020 2021	69% 58%	44% 41%	31% 29%
2022	2022 2023	**	**	**	2022 2023	**	0	**	2022 2023	- ;;	**	**	2022 2023	51% 46%	38% 36%	28% 27%
2024	2024 2025	(*	**	**	2024 2025	(*	O	**	2024 2025	**	**	**	2024 2025	44% 42%	35% 35%	27% 27%
2026	2026	- (*	**		2026	Va	alue Area: F	ive	2026				2026	42%	35%	26%
					Sut	3.33 He (Abs Pl: osidy at E0 per u Sustair	twellings (50 Hor ctare site @(20 Gross profit: (20 sorption: 70 unit anning gain at 1 unit (rent) & E0 p nability at £1800	DPH) dph. %) s p.a. 00% er unit (interme per unit	ediate)							
						20 % 70:30 (S	6 Affordable Ho locial Rent to Int	ermediate)								

Value Area: Five 50 dwellings (50 Houses) 3.33 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% ubsidy at £0 per unit (intermediate) Sustainability at £1800 per unit		dwelling: .33 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	S) PH) dph. a. iit (intermediat		dwelling 3.33 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u tv at £1800 per	S) PH) dph. a. hit (intermediate		dwelling .33 Hectare Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. og gain at 50% (rent) & £0 per u ty at £1800 pe	es) PH) dph. .a. .a. init (intermedia er unit		dwelling: 3.33 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per	H) dph. t (intermediat unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	D: 30 (Social F	rdable Hou Rent to Inter	sing mediate)	70	0:30 (Social	rdable Hou Rent to Inter	rsing mediate)	70	:30 (Social I	rdable Hou Rent to Inte			0:30 (Social F	rdable Hou Rent to Inter	
ST 4 SHEET 1 GREENFIELD	TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 54%	MIDDLE 34%	UP 28%
1 ** ** **	2011	••	**	**	2011	• •	()	**	2011	• •	• •		2011	62%	37%	30%
2	2012 2013	**	(*	*>	2012	**	**	A }	2012 2013	**	**	**	2012	76% 79%	40% 41%	32% 32%
4 · · · · · · · · · · · · · · · · · · ·	2014 2015	**		A)	2014	**	••	1 *	2014 2015	••	**	**	2014	118%	48% 58%	34% 38%
6 ** ** **	2016	**		* >	2016	**	**		2016		**	**	2016	158%	56%	36%
7 ** ** (*	2017 2018	• •	4.4	4)	2017	• •	**	A >	2017 2018	• •	**	**	2017	113% 86%	51% 47%	34% 33%
9	2019	* *	٠.	A)	2019	* *	~ ·	A >	2019	* *	**	••	2019	70%	43%	31%
11	2020 2021	**	**	* *	2020	**	()	**	2020 2021	**			2020	59% 51%	40% 38%	29% 28%
2	2022 2023	(*	**	**	2022	4.4	()	**	2022 2023	* *	~ ~	· ·	2022	46% 42%	35% 34%	27% 26%
4	2024	A)		**	2023	1.		**	2023		**	0	2023	41%	34%	26%
5	2025 2026	A)	**	**	2025 2026	(v	+++	**	2025 2026	**	**	()	2025	39% 39%	33% 34%	26% 26%
Value Area: Five 50 dwellings (50 Houses) 3.33 Hectare site @(20 DPH) dph.	3	dwelling:	Area: Five s (50 House site @(20 DF	s)		Absolute Abs	ability at £1800 Affordable Ho ocial Rent to Int Area: Five ps (50 House site @(20 D	s p.a. 0% er unit (interm per unit susing ermediate) S)		dwelling .33 Hectare		es) PH) dph.	:	dwelling: 3.33 Hectare s	Area: Five s (50 Houses site @(20 DF	i) H) dph.
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 200% ubsidy at £0 per unit (rent) £ 60 per unit Sustainability at £1800 per unit 20% Affordable Housling 70:30 (Social Rent to Intermediate)		Absorption Planning dy at £0 per unit (Sustainability	y at £1800 per rdable Hou	it (intermediat unit sing		Absorpt Plannir idy at £0 per unit Sustainabili	ty at £1800 per ordable Hou	nit (intermediate unit unit us ing		Absorpti Plannin dy at £0 per unit i Sustainabilit	y at £1800 pe rdable Hou	.a. % init (intermedia ir unit using		Absorption Planning By at E0 per unit (re Sustainability	y at £1800 per rdable Hou	t (intermediat unit sing
ST 5 SHEET 1	TEST	5 SHEET 1		mediate)	TEST	5 SHEET 1		mediate)		5 SHEET 1		mediate)	TEST	5 SHEET 1		
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
1	2010 2011	**	1+	4)	2010 2011	**	**	(*	2010 2011	**	**	**	2010	74% 90%	39% 43%	31% 33%
2	2012 2013	**	**	4)	2012	**	**	(*	2012 2013	**	**	**	2012	134% 146%	48% 50%	35% 36%
4	2014 2015	**	**	4)	2014	• •	**	(*	2014 2015	**	**	**	2014 2015	336% -675%	61%	39% 44%
6 ** **	2016	**	7.7	1+	2016	• •	**	(*	2016	••	**	**	2016	2257%	76%	42%
8	2017 2018			A)	2017	**	**	1.	2017 2018	**	**	**	2017	170%	59%	39% 37%
9	2019 2020	**	**	4)	2019	* *	**	A):	2019 2020	**	**	**	2019	111% 83%	53% 48%	34% 32%
2	2021 2022	**	(*	4)	2021	**		A):	2021 2022	**	**	**	2021	67% 57%	44% 41%	31% 29%
3 ** ** **	2023	• •	A >	* >	2023	**	4 🕶	* >	2023	**	**	**	2023	51% 49%	39%	28%
5	2024 2025 2026	1.4	**	**	2024	**	()	**	2024 2025 2026	**	**		2024 2025 2026	49% 47% 46%	38% 38% 39%	28% 28% 28%
Value Area: Five			Area: Five		Sul	50 c 3.33 He 4b: Ab: Pl osidy at £0 per u Sustai 209 70:30 (S	ability at £1800 Affordable Ho ocial Rent to Int Area: Five	uses) DPH) dph. %) s p.a. DOW er unit (intermouser unit suusing ermediate)	ediate)		Area: Five			Value	Area: Five	
50 dwellings (50 Houses) 3.33 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% oldy at £48500 per unit (vent) & £26000 per unit (intermediate Sustanability at £1800 per unit 20% Affordable Housing) Subsidy	Gross Absorptio Planning at £48500 per unit (Sustainability 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermedia unit sina	te) Subsidy	3.33 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabili	gs (50 House site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	PH) dph. a. brunit (intermediate	3 Subsidy	.33 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit	IS (50 House Site @(20 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 pe by at £1800 pe	PH) dpha. % or unit (intermedia		3.33 Hectare s Gross Absorptio Planning by at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	'H) dph. unit (intermedia unit
70:30 (Social Rent to Intermediate) ST 6 SHEET 1		6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)): 30 (Social I 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 6 SHEET 1	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	\exists	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
1	2010 2011	**	**	**	2010 2011	**	4.5	**	2010 2011	**	**	**	2010	33% 38%	24% 25%	21%
2	2012 2013	**	A)	4)	2012	* *	(+	A)	2012 2013	**	**	**	2012 2013	48% 51%	28% 29%	23%
4 ** ** **	2014 2015				2014	**	**	A)	2014	••		77	2014	82%	34% 43%	26%
6 ** ** (*	2016	**	**	2)	2016	**		4)	2016		ŢŢ.	ŢŢ.	2016	215% 134%	41%	28%
7	2017 2018	**	(v	* >	2017 2018	* *	* *	A P	2017 2018	* *	* *	**	2017 2018	64%	38% 35%	27% 26%
9	2019 2020	**	A)	A)	2019 2020	**	(*	A }	2019 2020	* *	**	**	2019 2020	51% 43%	33% 31%	25% 24%
11 VV AA	2021 2022	(*	**	**	2021	4.4	()	**	2021 2022	**	**	V V	2021	38% 34%	29% 28%	23% 22%
3 ** () **	2023	*)	**	**	2023	17		**	2023	**	**	\leftrightarrow	2023	32%	27%	22%
5	2024 2025 2026	**	**	**	2024 2025 2026	(*	**	**	2024 2025 2026		**	()	2024 2025 2026	31% 30% 30%	26% 26% 27%	22% 22% 22%
	-					V: 50 c 3.33 He 4 Ab: Ab: at £48500 per u Sustai 209	nlue Area: F wellings (50 Hor ctare site @(20 Gross profit: (20 corption: 50 unit anning gain at 11 nit (rent) & E266 nability at £180C ocial Rent to Int	ive uses) DPH) dph. %) s p.a. 100% 1000 per unit (in per unit		ste)						

3.33 Subsidy at £2	50 dwelling Hectare si Gross p Absorption Planning 25000 per unit (n	Area: Five ps (50 Hous ite @(20 D profit: (20%) n: 50 units p. gain at 1009 ent) & £22000 pe r at £1800 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling .33 Hectare s Gross Absorption Planning at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermedia		dwelling 33 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	PS) PH) dph. a. funit (intermediate		dwelling .33 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	es) PH) dph. .a. % er unit (intermedi		dwelling 3.33 Hectare s Gross Absorptio Planning y at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermediate)
2	20% Affor	dable Hou	using	70	20% Affo	rdable Hou	sing	70	20% Affo 0:30 (Social	ordable Hou	using	70	20% Affo 30 (Social I	rdable Ho	using	7/	20% Affo 0:30 (Social F	rdable Hou	sing
TEST 7 SH		GREENFIELD	mediatey		7 SHEET 1	INDUSTRIAL1	mediatey		7 SHEET 1	INDUSTRIAL2	mediatey		7 SHEET 1	PDL	mediate		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 44%	MIDDLE 29%	UP 25%
2011	**		()	2011	**	**	**	2011	• • •	0	**	2011	**		**	2011	51%	31%	26%
2012	**	- ; ;	1.4	2012	••	1 *	A >	2012	••		A >	2012 2013	**		**	2012	65%	34% 35%	27% 28%
2014	**	**	4.4	2014	**	4.4	A)	2014		**	A)	2014 2015	**		**	2014	111%	42% 52%	30% 33%
2016	**	**	4.4	2016	~ ~	ÜÜ		2016	**	**	(+	2016	**	Ü	**	2016	174%	50%	32%
2017	**	- ; ;	1 *	2017	**	4.4	A)	2017	**	**	A }	2017 2018	**		**	2017	111% 80%	45% 42%	31% 29%
2019	**	**	(v	2019	**	(v	4)	2019	**	4.5	A)	2019 2020	**		**	2019	64% 53%	38% 36%	28% 27%
2021	* *	**	**	2021	••	**	**	2021	**	•	**	2021	**		**	2021	45%	34%	26%
2022 2023	**	()	**	2022 2023	(+	**	**	2022 2023	(*	4)	**	2022 2023	**		() ()	2022	40% 37%	30%	25% 24%
2024	* *	()	**	2024 2025	4)	**	**	2024 2025	1 +	1)	**	2024 2025	* *		()	2024 2025	36% 35%	30% 30%	24% 24%
2026	**	**	**	2026	<u> </u>	**		2026	4+	lue Area: I	**	2026	V V		Ö	2026	35%	31%	24%
3.33 Subsidy at £3	50 dwelling Hectare si Gross p Absorption Planning 36000 per unit (n	Area: Five gs (50 Hous ite @(20 D orofit: (20%) n: 50 units p. gain at 1009 gain at 1009 at £1800 pe	ses) PH) dph. a. 6 r unit (intermediate		dwelling .33 Hectare : Gross Absorptio Planning at £36000 per unit :	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermedia	3	Pliat £25000 per u Sustain 20% 70:30 (S Valuu dwelling 3:33 Hectare Gross Absorpti Plannir	hability at £1801 offordable Hocial Rent to In e Area: Five gs (50 House site @(20 D profit: (20%) on: 50 units p ig gain at 100%	00% 000 per unit (int) 0 per unit (intermediate 0 per unit (intermediate	3	Value dwelling .33 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p g gain at 1009	es) PH) dph. .a. % er unit (intermedi		dwelling 3.33 Hectare s Gross Absorptio Planning y at £36000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermediate)
2	20% Affor 0 (Social Re	ent to Inte	using			rdable Hou Rent to Inter	sing		20% Affo 0:30 (Social 8 SHEET 1	Rent to Inte	using			Rent to Inte	using		20% Affo 0:30 (Social F 8 SHEET 1	rdable Hou Rent to Inter	sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	1.	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	**	()	2010	**	**	**	2010 2011	**	()	**	2010 2011	**		**	2010	39% 45%	26% 28%	23% 24%
2012	**	**	1 *	2012	**	4)	A)	2012	• •	1 *	A)	2012 2013	**		**	2012	57% 60%	31% 32%	26% 26%
2014	**	* *	1 *	2014	••	(*	A)	2014	• •	* *	4.7	2014 2015	* *	••	**	2014	97%	38% 48%	28% 31%
2016	**		4.4	2016				2016		**	A >	2016	**		**	2016	155%	46%	30%
2017	**	**	1 *	2017	• •	1.4	A)	2017 2018	**	**	A }	2017 2018	**	**	**	2017	99% 73%	42% 38%	29% 28%
2019	• •	**	4 *	2019	••	4 +	A)	2019	**	1 *	A):	2019 2020	••	••	••	2019	58% 48%	36% 33%	26% 25%
2021	**		**	2021	(*	**	**	2021	**	4.)	**	2021	**	Ü	**	2021	42%	31%	24%
2022	* *	()		2022	(v		**	2022	4.4	4)	**	2022	**	**	() ()	2022	38% 35%	30% 29%	24%
2024 2025		()	**	2024 2025	A)	**	**	2024 2025	1+	**	**	2024 2025	• •		()	2024 2025	34% 33%	28% 28%	23% 23%
2026	**	**	**	2026	<u> </u>	**		2026	4+	ilue Area: I	**	2026	V V		Ö	2026	32%	29%	23%
	O dwe O site Gros Abso Planning	e Area: 0 ellings (0) @(0) dph. s profit: 0 orption: 0 g gain at 0% osidy at 0			dw 0 site Gro Ab: Plannii Su	ie Area: 0 ellings (0) e (0) dph. ss profit: 0 sorption: 0 ig gain at 0% bsidy at 0		Subsidy	3.33 He (Abis pli at £36000 per u Sustaii 20% 70:30 (S Val dv 0 sit Gn At Plann	ability at £1800 a Affordable Hocial Rent to In ue Area: O vellings (0) e @(0) dph. oss profit: 0 ing gain at 0% ubsidy at 0	DPH) dph. %) s p.a. 00% 000 per unit (in) per unit	termedia	Valu dw O sit Gro Ab Planni Su	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Abs Plannii Su	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0	
C	0% Afford	nability at 0 dable Hou 0	sing			inability at 0 dable Hous	sing		0% Affo	ainability at 0 rdable Hou 0	sing		0% Affo	ainability at 0 rdable Hou 0	sing		0% Affor	inability at 0 rdable Hous 0	sing
TEST 9 SH	HEET 1	GREENFIFI D		TEST	9 SHEET 1	INDUSTRIAL 1		TEST	9 SHEET 1	INDUSTRIAL 2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0	-	-		0		-		0	-	-		0	-	-		0	0%	0%	0%
6				0	-	-		0				0		-		ĕ	0%	0%	0%
ě				o o				0				0				ő	0%	0%	0%
0				0	-		-	0	-			0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0% 0%	0%	0% 0%
0	- 1	-		0	-	-		0	- ,	- /alue Area:	0	0	-	-		0	0%	0%	0%
									F	0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dw O site Gro Abs Plannii Su Susta	pe Area: 0 veilings (0) veil	Sing UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta	ile Area: 0 Illilings (0) (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit if Figure 1 of the second of the se	ue Area: 0 vellings (o) vell	UP	TEST	dw O site Gro Abs Plannir Su Susta	ie Area: 0 Illings (0) (0) (0) (0) (0) (0) (0) (0) (0) (0) (0)	Sing UP	TEST 0	dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 allings (p) allings	
Subsi																			
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	11 SHEET 1	GREENFIELD	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	11 SHEET 1	INDUSTRIAL1 MIDDLE A A A A A A A A A A A A A A A A A A A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	11 SHEET 1	INDUSTRIAL2 MIDDLE () () () () () () () (UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2021 2022 2023 2024 2025	11 SHEET 1	PDL		2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	11 SHEET 1 REDUC DOWN 57% 60% 63% 87% 135% 293% 196% 131% 96% 54% 44% 44% 44% 44%	TION TO AFFORD MIDDLE 35% 38% 42% 43% 50% 62% 59% 54% 49% 45% 45% 45% 39% 36% 35% 34% 34%	DABLE UP 29% 30% 32% 33% 35% 37% 35% 37% 35% 29% 28% 26% 26%
Subsi	50 dwellin 3.33 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabi 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u rdable Hou	ses) PH) dph. a. 6 nit (intermediate unit using	e) Subsid	dwelling .33 Hectare :	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. I. It (intermediate nit Sing	3) Subsi	50 d 3.33 He C Abs Pl Dsidy at E0 per u Sustai 20% 70:30 (S Valu dwelling 3.33 Hectare Gross Absorpti Plannin idy at E0 per unit Sustainab 20% Affe	hability at E600 Affordable Hoocial Rent to Into Decial Rent	ses) DPH) dph. 6) 1 p.a. 0% or unit (interme) per unit (interme) per unit using rrmediate) S) PH) dph. a. a. it (intermediate) sit (intermediate) sing	3 Subsic	dwelling: .33 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabi 20% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u lity at £0 per u rdable Hou	es) PH) dph. a. 6 init (intermediate unit using) Subsid	dwelling: 8.33 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustalnabil 20% Affo	profit: (20%) In: 50 units p.a I gain at 100% ent) & £0 per uni ity at £0 per ur rdable Hous	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	D:30 (Social F 12 SHEET 1 DOWN		UP AA IV	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	DOWN DOWN DOWN TOWN INDUSTRIAL1 MIDDLE AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	DO: 30 (Social 12 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE 4) 4 v v v v v v v v v v v v v	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	D:30 (Social F 12 SHEET 1 DOWN		UP VY VY VY VY VY VY VY VY VY V	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	D:30 (Social F REDUC DOWN 56% 64% 80% 80% 128% 262% 1125% 92% 74% 6196 4796	ETION TO AFFORM MIDDLE 35% 37% 41% 42% 50% 61% 58% 53% 48% 44% 41% 38% 38% 36% 56%	DABLE UP 29% 30% 32% 35% 38% 35% 31% 30% 22% 35% 38% 27% 37% 37% 37% 37% 37% 37% 37% 37% 37% 3	
2023 2024 2025 2026	**	**	**	2023 2024 2025 2026	(v (v A) A)	**	**	2023 2024 2025 2026 Sut	V2 50 d 3.33 He C Abs Pla bsidy at E0 per u Sust:	t) t) tilue Area: F wellings (50 Hou tare site @(20 D fross profit: 60 units unining gain at 10 init (rent) & E0 p ainability at E0 p a Affordable Ho ocial Rent to Inte	ses) DPH) dph.); p.a. 0% er unit (interme er unit	2023 2024 2025 2026 2026	**	**	0 0	2023 2024 2025 2026	43% 41% 40% 40%	35% 34% 34% 35%	27% 26% 26% 26% 26%

Value Area: Five 50 dwellings (50 Houses) 3.33 Hectare site (#2.0 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% (Internedate) Statishicality at 1500 per unit 20% Affordable Housing 5.5.50 (Social Rent to Intermediate)	Subsi	dwellings .33 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling 3.33 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affo	e Area: Five gs (50 House site @(20 D ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Intel	S) PH) dph. a. bit (intermediate) cupit using	Subsid	dwelling .33 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	es) PH) dph. a. a. function of the content of t	ite) Subsid	dwelling: 3.33 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per unit y at £1800 per rdable Hous	H) dph. (intermediate) unit
TEST 13 SHEET 1 GREENFIELD		13 SHEET 1	INDUSTRIAL1	•		13 SHEET 1	INDUSTRIAL2	•		13 SHEET 1	PDL		TEST	13 SHEET 1	CTION TO AFFORE	ABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 52%	MIDDLE 31%	UP 25%
2011	2011	**	A >	* >	2011	• • •	17	* >	2011	- ;;	- ;;	- ;;	2011	61%	33%	26%
2012	2012 2013	**	1+	4)	2012	**	**	A)	2012 2013	**	**	**	2012	77% 82%	37% 38%	28% 28%
2014	2014 2015	**	**	A)	2014		* *	(*	2014 2015	* *	* *		2014	132%	45% 56%	31% 34%
2016	2016	**		*)	2016			(+	2016		**		2016	200%	53%	32%
2017	2017 2018	• •	4.4	4)	2017 2018			A)	2017 2018	**	**	**	2017	126%	48% 43%	31% 29%
2019	2019	* *	4 🕶	A >	2019	**	- ;;	A F	2019	- ;;	- ;;	- ;;	2019	69%	39%	27%
2020	2020 2021	••	A)	4)	2020	**	1.	A >	2020 2021		**	**	2020	56% 48%	36% 34%	26% 25%
2022	2022	(🕶	**	**	2022	~ ~	•	**	2022	**	**	0	2022	42%	32%	24%
2023	2023 2024	(v	**	**	2023 2024	1+	**	**	2023 2024	•••	**	↔	2023	39% 37%	30% 30%	23% 23%
2025	2025 2026	*)	**		2025 2026	1 *	· · ·	**	2025 2026	••	**	()	2025 2026	36% 35%	30% 31%	22% 22%
2026	2026				2026	Va	alue Area: F	ive	2026				2026	35%	3176	2276
Value Area: Five 50 dwellings (50 Houses) 3.33 Hectare site #(20 DPH) dph. Gross profit: (20%) Area of the control of the con	Subsi	dwellings .33 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability 20% Affol	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	a) Subsi	ssidy at £0 per u Sustain 20% 50:50 (S Value dwelling 3.33 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabilli 20% Affe	anning gain at 11 innit (rent) & EO j. haability at £1800. 6 Affordable Hocial Rent to Int & Area: Five js (50 House site @ (20 D) ip profit: (20%) lon: 50 units p. ig gain at 100% (rent) & EO per u ty at £1800 per prodable Hou.	er unit (interme per unit jussing jermediate) S) PH) dph. a. init (intermediate) sinq	3 Subsid	dwelling .33 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermedia r unit using	ite) Subsid	dwelling: 3.33 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per unit y at £1800 per rdable Hous	H) dph. (intermediate) unit
TEST 14 SHEET 1	4 SHEET 1 TEST 14 SHEET 1 TEST 14 SHEET 1 TEST 14 SHEET 1														ent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	2010	V V	**		2010	DOWN	**	**	2010	DOWN	WILDER	\rightarrow	2010	34%	19%	15%
2011	2011 2012	**	**		2011	**	(*	**	2011 2012		**	**	2011	40% 51%	21% 23%	16% 17%
2013	2013 2014	**	4+	4)	2013	• •	(*	A)	2013 2014	**	**		2013	53%	23% 28%	17% 18%
2015	2015	• •	**	A)	2015	• •	**	A >	2015	**	**	**	2015	210%	34%	20%
2016	2016 2017	**	1 +	4)	2016	**	**	A)	2016 2017	**	**	**	2016	125% 77%	32% 29%	19% 17%
2018	2018 2019	**	A)	4)	2018	**	17	A >	2018 2019	**	**	~~	2018	55% 42%	26% 23%	16% 15%
2020	2020	**	**	**	2020		•	**	2020		**	()	2020	34%	21%	14%
2021	2021 2022	(v	**	**	2021	4.4	**	**	2021 2022	**	**	↔	2021	28% 25%	20% 18%	13% 13%
2023	2023	* >	**	**	2023	4 +	**	**	2023	• •	~ ~	()	2023	23%	18%	13%
2024 () () () () () ()	2024 2025	**	**	**	2024 2025	+ >	**	**	2024 2025	**		()	2024 2025	22% 21%	17% 17%	12% 12%
2026	2026	**	**	**	2026	** V*	alue Area: F	ivo	2026	**	~ ~	•	2026	21%	18%	12%
Value Area: 0 0 dwellings (0) 0 site @(0) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 9% Affordable Housing 0 TEST 15 SHEET 1	TEST	dwi O site Gro: Abs Plannir Sui Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 torption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing		3.33 He Absolute Abso	invellings (50 Ho) Gross profit: (20 Gross profi	OPH) dph. (6) is p.a.		dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) ge @ (0) dph. ess profit: 0 soorption: 0 ng gain at 0% ubsidy at 0 elinability at 0 rdable Hou 0		TEST	dw O site Gro Abs Plannir Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing
GREENFIELD	1631		INDUSTRIAL1	ı	1631		INDUSTRIAL2	I	1531		PDL	T	IESI	REDUC	CTION TO AFFORE	DABLE
0 DOWN MIDDLE UP	0	DOWN -	MIDDLE _	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE _	UP -	•	DOWN 0%	MIDDLE 0%	UP 0%
0	0	-	-	-	0	-		-	0			-	-°	0% 0%	0% 0%	0%
	0		-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	0	-	-	-	0		-		0			-	0	0%	0%	0%
0	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	0	-	-		0				0				-	0%	0%	0%
0	0		-	-	0	-		-	0	-	-	-	- °	0% 0%	0%	0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
	0	-			0			-	0	-			ĕ	0%	0%	0%
	2	-	_	-	T ^v	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at t Subsidy at 0 Sustainability at Affordable Ho	0%	ľ	-	_	-	, v	- U%	0.70	0.6

Value Area: Five 50 dwellings (50 Houses) 3.33 Hottcare site @(20 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Absorption: 50 units p.a. Subsidy at 60 per unit (eral) 4:0 per unit (eral) Sustainability at 1:1800 per unit 20% Affordable Housting 70:30 (50:colal Rent to Intermediate)	Subsic	dwellings (.33 Hectare site Gross pro Absorption:	e @(20 DF offt: (25%) 50 units p.s ain at 100% t) & £0 per un t £1800 per able Hou	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	dwelling 3.33 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	s) PH) dph. a. iii (intermediate) r unit using	Subsid	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	te) Subsid	dwelling 3.33 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per ordable Hou	t (intermediate) unit
TEST 16 SHEET 1	TEST	16 SHEET 1		mediate)		16 SHEET 1		mediate		16 SHEET 1		inieulate)	TEST	16 SHEET 1		
GREENFIELD DOWN MIDDLE UP	-	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	2010	DOWN	4.4	A >	2010	DOWN	WIIDOLE	A >	2010	DOWN	WIIDDEE	UF ▼ ▼	2010	73%	39%	31%
2011	2011 2012	**	4.4	A)	2011	**	**	4.4	2011 2012		**		2011	93%	42% 48%	32% 35%
2013	2013		**	A >	2013	• •	**	1.	2013	**	• • •		2013	155%	50%	35%
2014	2014 2015	**	**	1.	2014	• •	**	(🕶	2014 2015	* *	* *	~ ~	2014	460% -459%	62%	39% 44%
2016	2016	~ ~	**	1.	2016	**	**		2016				2016	-4863%	77%	41%
2017	2017		**	A)	2017	* *	* *	4.4	2017	* *	**	~~	2017	396%	67%	39%
2019	2018 2019		**	A)	2018	**	**	4.4	2018 2019		**		2018	182% 115%	59% 52%	36% 34%
2020	2020	· ·	**		2020	**	**	A >	2020	**	~ ~	~ ~	2020	84%	48%	32%
2021	2021 2022	**	1 *	A)	2021	• •	**	A)	2021 2022	**	**	**	2021	67% 57%	44% 40%	30% 29%
2023	2023	**	4.4	A >	2023	**	4.4	A >	2023	**	* *	~ ~	2023	51%	38%	28%
2024	2024 2025	**	1 *	4)	2024	• •	1.	4)	2024 2025		**		2024	48% 46%	38% 37%	27% 27%
2026	2026	1.	1.	4)	2026	**	**	4)	2026	**	**		2025	46%	38%	27%
					Sul	50 d 3.33 He (Abs Pli osidy at E0 per u Sustain 20%	nability at £1800 Affordable He	uses) DPH) dph. %) s p.a. 00% per unit (interme per unit	diate)							
Value Area: Five		Value A	rea: Five			70:30 (S Value	ocial Rent to Inte Area: Five	ermediate)		Value	Area: Five	•		Value	Area: Five	
50 dwellings (50 Houses) 3.33 Hectare site @(20 DPH) dph.	2	dwellings (.33 Hectare site	50 Houses	s)			s (50 House	s)	2		s (50 House	es)			s (50 Houses	;)
Gross profit: (17%)		Gross pro	ofit: (17%)			Gross	profit: (17%)			Gross	profit: (17%)		`	Gross	profit: (17%)	
Absorption: 50 units p.a. Planning gain at 100%		Absorption: Planning ga	50 units p.a ain at 100%			Absorpti Plannin	ion: 50 units p. ig gain at 1009	a.		Absorpti Plannin	on: 50 units p. g gain at 1009	.a. 6		Absorption Planning	on: 50 units p.a g gain at 100%	i.
Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsic	dy at £0 per unit (rent	t) & £0 per un	it (intermediat	e) Subsi	idy at £0 per unit		nit (intermediate)	Subsid	dy at £0 per unit i			te) Subsid	y at £0 per unit (r	ent) & £0 per un	t (intermediate)
Sustainability at £1800 per unit 20% Affordable Housing	Sustainability at 20% Afforda	able Hou		20% Affo	y at £1800 pe rdable Hou	r unit using		20% Affo	y at £1800 per rdable Hou	sing						
70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed															Rent to Inter	mediate)
TEST 17 SHEET 1 GREENFIELD	TEST		IDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
2010	2010	**	**	**	2010	• • •	0	**	2010		**		2010	54% 61%	34% 37%	29% 30%
2012	2012	**	4.4	A P	2012	* *	4.4	A P	2012	* *	**	~ ~	2012	75%	40%	32%
2013	2013 2014	- ;;	1+	4)	2013		**	4)	2013 2014		**		2013	111%	41% 48%	32% 35%
2015	2015	**	* *		2015	* *	* *	٠,٠	2015	**	~ ~		2015	197%	58%	38%
2016	2016 2017	**	**	A)	2016	•••	**	A)	2016 2017	**			2016	148%	56% 51%	36% 34%
2018	2018	• •	4.4	. >	2018	* *	**	A >	2018	**	~ ~	~ ~	2018	84%	47%	33%
2019	2019 2020	**	4+	*)	2019	**	1.	A)	2019 2020		**		2019	59%	43% 40%	31% 30%
2021	2021	(v	**	**	2021	• •	0		2021	**	••	**	2021	51%	38%	28%
2022	2022 2023	**	**	**	2022	4.*	4.5	**	2022			\leftrightarrow	2022	46% 42%	36% 34%	27% 27%
2024	2024	A >	**	**	2024	4 🕶	**	**	2024	**	**	\leftrightarrow	2024	41%	34%	26%
2025	2025 2026	4)	**	**	2025	4.*	1)	**	2025 2026			Θ	2025	40% 39%	33% 34%	26% 26%
Value Area: 0			Area: 0		Sul	50 d 3.33 He (Abs Pir osidy at £0 per u Sustail 20% 70:30 (S Val	hability at £1800 Affordable He ocial Rent to Int ue Area: 0	uses) DPH) dph. %) s p.a. D0% per unit (interme per unit	diate)		ue Area: O				ue Area: 0	
0 dwellings (0) 0 site @(0) dph.		dwelli 0 site @	ings (0) (0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
Gross profit: 0		Gross p	profit: 0			Gr	oss profit: 0			Gro	ss profit: 0			Gro	ss profit: 0	
Absorption: 0 Planning gain at 0%			ption: 0 gain at 0%				sorption: 0 ing gain at 0%				sorption: 0 ng gain at 0%			Planni	sorption: 0 ng gain at 0%	
Subsidy at 0 Sustainability at 0		Sustaina	dy at 0 bility at 0			Sust	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0			Susta	ibsidy at 0 inability at 0	
0% Affordable Housing		0% Afforda	able Hous	ing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affor	rdable Hous	ing
TEST 18 SHEET 1	TEST	18 SHEET 1	-		TEST	18 SHEET 1	-0		TEST	18 SHEET 1			TEST	18 SHEET 1		
GREENFIELD	4	IN	IDUSTRIAL1	1	4		INDUSTRIAL2		4		PDL	1	4	REDU	CTION TO AFFOR	
DOWN MIDDLE UP	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0			-	0	-	-	-	0		-	-	0	0%	0%	0%
0	0	-	-		0	-	-		o				0	0%	0%	0%
	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0			-	0	-	-		0	-		-	0	0%	0%	0%
0	0		-	-	0	-	-		0	-		-	0	0%	0%	0%
	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	0		-		0	-			o	-			0	0%	0%	0%
	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	0	-			0	-			0				0	0%	0%	0%
0	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	0				0	-	- Value Area:	0	0	-			0	0%	0%	0%
						F	O dwellings (0, 0 site @(0) dpl Gross profit: (Absorption: 0 Hanning gain at Subsidy at 0 Sustainability at Affordable Ho) n. D%								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0	u	0 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0	0	0	0 0% 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0%
	°	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
0	0 -	0	0 -	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0		

Figure 55 - Sensitivity Testing

OREENFIELD DOWN MIDULE UP 2010 2011 2012 A 2013 2014 A A A	Subsid	15 dwelling 48 Hectare s Gross p Absorptio Planning by at £0 per unit (r Sustainability	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ses) PH) dph. a. 6 nit (intermedial r unit		15 dwellin .48 Hectare : Gross Absorpti	Area: Five gs (15 Hous site @(35 Df profit: (20%) on: 50 units p.a g gain at 100%	es) PH) dph.	0.	15 dwellin 48 Hectare :	profit: (20%)	es) PH) dph.	c	15 dwelling 0.48 Hectare s Gross p	Area: Five is (15 House ite @(35 DP irofit: (20%)	
Absorption: 50 units p.a. Planning gain at 10%. Subaidy at 60 per unit (ent) & 60 per unit (entermediate) Sustainability at 18100 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 1 SHEET 1 GREENFIELD DOWN MIDDLE UP 2010 2011 2012 2013 2013 2014 2014 2016 2017 2018 2019 2019 2019 2019 2019 2019 2019 2019	70 TEST 1 2010 2011 2012 2012	Absorptio Planning by at £0 per unit (r Sustainability 20% Affor :: 30 (Social R 1 SHEET 1	on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	a. 6 nit (intermedia r unit using	te) Subsi	Absorption Planning	on: 50 units p.								rofit: (20%)	
Sustainability at £1800 per unit 20% Affordable Plousing 70:30 (Social Rent to Intermediate) TEST 1 SHEET 1 GREENFIELD 2010 COWN MIDOLE UP 2011 COWN COWN COWN 2011 COWN COWN	70 TEST 1 2010 2011 2012 2012	Sustainability 20% Affor 30 (Social R 1 SHEET 1	y at £1800 per rdable Hou Rent to Inter	r unit using	te) Subsi					Planning	gain at 100%			Planning	n: 50 units p.a gain at 100%	
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1 GREENFIELD DOWN MODULE UP 2010 2010 2011 2012 2013 2013 2014 2014 2014 2014 2015 2016 2017 2018 2019 2019 2019 2019 2019 2019 2019 2019	2010 2011 2012 2013	:30 (Social R	Rent to Inter			Sustainabilit	(rent) & £0 per ur y at £1800 per rdable Hou	unit	Subsid		rent) & £0 per u y at £1800 per rdable Hou	unit	e) Subsid		nt) & £0 per uni at £1800 per dable Hous	unit
DOWN MIDDLE UP 2010	2011 2012 2013	DOWN	INDUSTRIAL1): 30 (Social I				:30 (Social F				0:30 (Social R		
2011	2011 2012 2013	~ ~	MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDUC DOWN	TION TO AFFORE MIDDLE	UP
2013	2013	**	A)	A)	2010 2011 2012	**	A)	A)	2010 2011 2012	* *	**	(v	2010 2011 2012	91%	43% 43% 53%	34% 34% 39%
		**	(*	A 3	2012	••	**	A):	2012 2013 2014	**	**	**	2012	220%	55% 57%	39% 39%
	2014 2015 2016	**	**	A)	2014	• • •	• • •	(v	2014 2015 2016	**			2014	-222% -355%	105%	50% 47%
2017	2017 2018	**	**	A)	2017	• • •	**	A):	2017 2018	**	**		2017	-3894% 392%	84% 72%	45% 41%
2019	2019 2020	**	(*	A)	2019	• •	1.4	A }	2019 2020	* *	**	(*	2019	183% 118%	62% 56%	39% 36%
	2021 2022	**	A)	4)	2021	• •	(v	A }	2021 2022	* *	**	(v	2021	87% 70%	51% 47%	34% 32%
2023	2023 2024	(v	A)	A)	2023	**	A)	A }	2023 2024	* *	**	A)	2023 2024	60% 55%	43% 42%	31% 30%
2025	2025 2026	A)	A)	4)	2025 2026	(v	iue Area: F	A }	2025 2026	* *	**	A >	2025 2026	53% 51%	41% 42%	30% 30%
value Area: Five			Area: Five		Sub	Absorbed Plansidy at E0 per un Sustain 20% 70:30 (Sc	Affordable Ho ocial Rent to Inte	p.a. 10% er unit (interme per unit using ermediate)	diate)		Area: Five				Area: FIVE	25.3
15 dwellings (15 Houses) 0.48 Hectare site (e ² (35 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsdy at 10 per unit (erni & 6) per unit (erni & 6) Subsdy at 10 per unit (erni & 6) per unit (erni & 6) Sustainability at £1800 per unit 20% Affordable Housing		.48 Hectare s Gross p Absorptio Planning by at £0 per unit (r Sustainability	profit: (20%) on: 30 units p. g gain at 100%	PH) dph. a. 6 nit (intermedia) r unit		.48 Hectare :	profit: (20%) on: 30 units p.a g gain at 100%	PH) dph. a. iit (intermediate) unit		48 Hectare : Gross Absorption Planning y at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p. g gain at 100%	PH) dph. a. bit (intermediate unit		J.48 Hectare s Gross p Absorptio Planning by at £0 per unit (re Sustainability	rofit: (20%) n: 30 units p.a gain at 100%	H) dph. t (intermediate) unit
70:30 (Social Rent to Intermediate)		: 30 (Social R	Rent to Inter	rmediate)): 30 (Social I	Rent to Inter	mediate)		:30 (Social F			TEST	0:30 (Social R 2 SHEET 1		
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP]	DOWN	PDL MIDDLE	UP		REDUC DOWN	TION TO AFFORE MIDDLE	UP
2011	2010 2011	* *	A)	4)	2010	• •	*)	A P	2010 2011	* *	• • •	A)	2010	88% 97%	43% 44%	34% 34%
2013	2012 2013 2014	**	(v	A >	2012 2013 2014	**	**	A) A)	2012 2013 2014	**	**	**	2012 2013 2014	190% 223%	53% 55%	39% 39% 40%
2015	2014 2015 2016	**	**	4)	2014	• • •	• • •	(*	2014 2015 2016	**		•••	2014 2015 2016	-225% -368%	104%	50% 47%
2017	2017 2018	**		A)	2017	- ; ;	**	A)	2016 2017 2018	- ;;	- ;;		2017	-7976% 369%	83% 71%	44%
2019	2019 2020	**	(*	A)	2019	• • •		A)	2019 2020	**		(*	2019	178%	62%	38%
2021	2021	**	A)	A)	2021	• • •	(v	A):	2021	**		(v	2021	85% 69%	50% 47%	34%
2023	2023 2024	(v	A)	4)	2023	4.4	A)	A >	2023 2024	* *	**	A)	2023	60% 55%	43% 42%	31% 30%
	2025 2026	A):	A)	A)	2025 2026	4 ¥	lue Area: F	A P	2025 2026	**	* * * *	A)	2025 2026	53% 51%	41% 42%	30% 30%
Value Area: Five 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph.	0		Area: Five	ses)		0.48 Hec G Absi Pla sidy at E0 per ur Sustain 20% 70:30 (Sc Value	ability at £1800 Affordable Ho ocial Rent to Inte Area: Five qs (15 Hous	PH) dph. 6) i p.a. 0% er unit (interme per unit using ermediate)		Value 15 dwellin 48 Hectare :	Area: Five	es)		Value 15 dwelling).48 Hectare s	Area: Five	25)
Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing	Subsid	Gross p Absorptio Planning by at £0 per unit (r Sustainability 20% Affor	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. 6 nit (intermedia r unit using	te) Subsi	Gross Absorption Planning dy at £0 per unit in Sustainabilit 20% Affo	profit: (20%) on: 70 units p.i g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	a. iit (intermediate) unit s ing	Subsid	Gross Absorption Planning y at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	a. hit (intermediate unit	e) Subsid	Gross p Absorption Planning by at £0 per unit (re Sustainability 20% Affor	orofit: (20%) n: 70 units p.a gain at 100% nt) & £0 per uni at £1800 per dable Hous	t (intermediate) unit sing
GREENFIELD		: 30 (Social R 3 SHEET 1	INDUSTRIAL1			3 SHEET 1	INDUSTRIAL2			:30 (Social F S SHEET 1	PDL			0:30 (Social R 3 SHEET 1 REDUC	TION TO AFFORE	DABLE
	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 87% 90%	MIDDLE 43% 43%	UP 34% 34%
2012	2011 2012 2013	**	A) (v	4)	2011	**	1 *	A) A)	2011 2012 2013	**	**	**	2011	90% 189% 209%	53% 55%	39% 39%
2014	2014 2015	**	**	A)	2014 2015	**	**	4)	2014 2015	**	**	**	2014 2015	223% -217%	57% 106%	39% 50%
2017	2016 2017 2018	**	**	A)	2016 2017 2018	**	**	A) A)	2016 2017 2018	**	**	**	2016 2017 2018	-338% -2401%	99% 85%	48% 45%
2019	2018 2019 2020	**	(v	A)	2018 2019 2020		**	A)	2018 2019 2020	**	**	(*	2018 2019 2020	190% 121%	73% 63% 57%	42% 39% 36%
2021	2021 2022	**	A)	A)	2021 2022	• •	(v	A P	2021 2022	* *	**	(v	2021 2022	88% 71%	51% 47%	34% 33%
2024	2023 2024 2025	4)	A)	4)	2023 2024 2025	(v	*)	4)	2023 2024 2025	**	**	A) A)	2023 2024 2025	61% 56% 53%	44% 42% 41%	31% 30% 30%
	2025 2026	A }	A)		2026	1 +	lue Area: F	A) A)	2025 2026	**	**		2026	53%	41% 42%	30%
					Sub	15 di 0.48 Hec G Absi Pla sidy at E0 per ui Sustain 20%	wellings (15 Hou tare site @(35 I ross profit: (205 orption: 70 units nning gain at 10	ses) DH) dph.) pph) dph.) pp.a. 0% er unit (interme per unit using	diate)							

Value Area: Five 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 50% Subidy at 60 per unit (end) & 60 per unit Sustainability at £1800 per unit	termediate) S	dwelling 0.48 Hectare Gross Absorpti Plannir ubsidy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50% (rent) & £0 per un v at £1800 per	S) PH) dph. a. hit (intermediate unit		dwelling 1.48 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili	e Area: Five is (15 House site @(35 Di profit: (20%) on: 50 units p.a. ing gain at 50% (rent) & £0 per ur by at £1800 per	PH) dph. i. it (intermediate) unit		dwelling 0.48 Hectare Gross Absorpti Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. init (intermediate) r unit		dwellings 0.48 Hectare s Gross p Absorptio Planning by at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per uni at £1800 per	H) dph. t (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermed	diate)	70:30 (Social I	rdable Hou Rent to Inter	mediate)	70	0:30 (Social	rdable Hou Rent to Inter	mediate)	70	0:30 (Social I				0:30 (Social R	dable Hous ent to Intern	
TEST 4 SHEET 1 GREENFIELD	TE	ST 4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFORE	DABLE
2010 DOWN MIDDLE	UP 201	DOWN 0	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 75%	MIDDLE 40%	UP 32%
2011	A > 201	1	4)	* >	2011	• •	A.)	* >	2011	• •	• •	(*	2011	77%	41%	33%
2012	201	3 ••	A)	A)	2012	**	1 *	A P	2012 2013	**	**	(*	2012 2013	137% 154%	50% 52%	37% 38%
2014	201		A) V V	A)	2014	**	4 *	A):	2014 2015	* *	**		2014 2015	157% -443%	53%	37% 47%
2016	4 ▼ 201	6 🕶	**		2016		**	* >	2016	**	**	**	2016	-1535%	83%	45%
2017	201		**	A)	2017		**	A }	2017	**	**	1.4	2017 2018	550%	74% 64%	42% 39%
2019	▲ ▶ 201	9 🕶	(*	A >	2019	**	**	A >	2019	**	**	(*	2019	136%	57%	37%
2020	A > 202		A)		2020		4.4	* *	2020	**	**	4.4	2020	97% 75%	52% 48%	35%
2022	A > 202	2 (*	A)	A >	2022	~ ~	A.)	A):	2022	* *	**	A.):	2022	63%	44%	31%
2023	202		*)	4.5	2023	1+	* *	* *	2023	**	**	* *	2023	55% 51%	41% 40%	30% 29%
2025	A A 202	!5 ▲▶	**	**	2025	A >	**	**	2025	* *	~ ~	**	2025	50%	39%	29%
2026	A A 202	6 🔺	**	**	2026	Va	lue Area: F	ve	2026	* *	**	**	2026	48%	40%	29%
Value Area: Five 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH). Absorption: 50 units p.a. Absorption: 50 units p.a	termediate) S g diate)	dwelling 0.48 Hectare Gross Absorpti Plannin ubsidy at £0 per unit (Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 200% (rent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	70:30 (S Value dwelling 1.48 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affe	abbitly at £1800 Affordable Ho cocial Rent to Inte AFrea: Five State (35 DF profit: (20%) on: 50 units p g gain at 200% (rent) & £0 per ur ty at £1800 per urdable Hou Rent to Inter INDUSTRIAL2	using ermediate) S) PH) dph. I. it (intermediate) unit sing) Subsi	dwelling 0.48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit using) Subsic	dwellings 0.48 Hectare s Gross I Absorptio Planning by at E0 per unit (re Sustainability 20% Affor 0:30 (Social R 5 SHEET 1	orofit: (20%) n: 50 units p.a gain at 200% ent) & £0 per uni y at £1800 per rdable Hous	H) dph. t (intermediate unit sing mediate)
DOWN MIDDLE	UP 201	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 49%	UP 36%
2011	201	1 **	A)	* >	2011		1 *	* >	2011	**		(*	2011	136%	49%	37%
2012	4 ▼ 2014 ▼ 201	3 ••	**	A }	2012 2013	**	* *	* >	2012 2013	* *	**	**	2012 2013	702% 1577%	64% 68%	42% 43%
2014	201 201		**	4)	2014	• •	• •	* *	2014 2015	* *	**	**	2014 2015	1816% -111%	69% 166%	43% 58%
2016	201	6	**		2016	**	, ,	(₩	2016	**	**	**	2016	-140%	148%	55%
2018	4 ¥ 201	8	**	A >	2017		**	* >	2017	**	**	**	2017 2018	-226% -709%	119% 94%	50% 46%
2019	201		**	A)	2019	• •	* *	A >	2019 2020	* *	**	1.4	2019 2020	566% 204%	78% 67%	42% 39%
2021	202	1 ••	4.7	A)	2021	**		A)	2021 2022	• •	••	17	2021 2022	124%	59% 53%	37% 35%
2023	A > 202	3 ••	A)		2023	~ ~	A }	* >	2023	**	**	A.)	2023	73%	49%	33%
2024	A > 202 202		A)	A)	2024	• •	A)	A }	2024	* *	**	A)	2024	66%	47% 46%	32% 32%
2026	202	6 (*	.,	*>	2026	V/	lue Area: F	* >	2026	* *	**	* >	2026	60%	47%	31%
Value Area: Five 15 dwellings (15 Houses) 0.48 Hectare site © (35 DPt) o Absorption 50 units o Absorption 50 units o Absorption 50 units o Blanning gain at 100% Salesiay at (4800p or unit of 1800 per unit 20% Affordable Housing 20% Affordable Housing	dph. (intermediate) Sul	dwelling 0.48 Hectare Gross Absorpti Plannin ssidy at £48500 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per ordable Hou	s) PH) dph. a unit (intermedia - unit	Co to) Subsidy	0.48 He (Abs Pi ssidy at EO per u Sustain 20% 70:30 (Value dwelling 1.48 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabilli 20% Affe	wellings (15 Ho. tare site @(35 is ross profit: (20° orption: 50 units unning gain at 26 nit (rent) & 60 pt abbility at £1800 Affordable Ho colal Rent to Intu \$\frac{2}{3}\$ In House siste @(35 Di profit: (20%) on: 50 units p.; \$\frac{2}{3}\$ gain at 100% (rent) & £26000 per y at £1800 per orrdable Hou	IPH) dph. 6) p.a. 0% er unit (interme per unit using ermediate) 6) PH) dph. i. unit (intermediate unit sing)	O Subsidy	dwelling 0.48 Hectare Gross Absorpti Plannin out £48500 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pc ty at £1800 pe ordable Hou	es) PH) dph. a. 6 r unit (intermediate r unit	s) Subsid	dwellings J. 48 Hectare s Gross I Absorptio Planning y at £4850 per unit (i Sustainability 20% Affor	orofit: (20%) n: 50 units p.a gain at 100% ent) & £26000 per y at £1800 per rdable Hous	H) dph. unit (intermediate unit sing
70:30 (Social Rent to Intermed	diate)	70:30 (Social I	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social I 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social R 6 SHEET 1	ent to Interr	mediate)
GREENFIELD DOWN MIDDLE	IIP	DOWN	INDUSTRIAL1 MIDDLE	LIP	- 231	DOWN	INDUSTRIAL2 MIDDLE	LIP		DOWN	PDL MIDDLE	LIP			TION TO AFFORE	DABLE
2010 VV AA	A 201	0	MIDDLE	0P	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	0P	2010	43% 43%	26% 26%	23% 23%
2012	A > 201	2	A)	**	2012		**	* >	2012	¥.¥	ŢŢ.	(*	2012	87%	32%	26%
2013	201	4	A)	*)	2013 2014	**	*)	*)	2013 2014	**	**	(*	2013 2014	102% 106%	33% 34%	26% 26%
2016	201		**	A)	2015 2016	**	**	A)	2015 2016	**	**	**	2015 2016	-110% -183%	62% 60%	35% 34%
2017	201	7	**		2017	**	**	A }	2017	**	**	17	2017	-2075%	52%	32%
2019	201	9 🕶	A >	A)	2019		4 =	* >	2019	•••	**	17	2019	217% 104%	41%	28%
2020	202	11	A)	4.)	2020	**	A)	* >	2020 2021	**	**	4)	2020 2021	69% 53%	37% 35%	27% 26%
2022	202		* *	4)	2022	(v	.,	* *	2022	* *	**	A)	2022	45% 39%	33% 31%	25% 24%
2024	A A 202	4 A F	**	**	2024	4)	**	**	2024			**	2024	38%	30%	24%
2025	202 202		**	**	2025 2026	* >	**	**	2025 2026	ŢŢ.	Ü	**	2025 2026	36% 35%	30% 30%	24% 24%
					Subsidy	15 d 0.48 He (Abs Pli at £48500 per u Sustain 20 %	wellings (15 Hou- ctare site @(35 for for sprofit: (20 for proption: 50 units unning gain at 16 int (rent) & E260 ability at £1800 affordable Ho- pocial Rent to Interess.	ses) PH) dph. 6) p.a. 0% 00 per unit (integer unit	termedia	ate)						

	15 dwellir 48 Hectare Gross Absorpti Plannin at £25000 per unit	e Area: Five ngs (15 Hous site @(35 D profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £22000 pe ty at £1800 per	ses) PH) dph. .a. 6 r unit (intermediat		dwelling 1.48 Hectare s Gross Absorptio Planning at £25000 per unit i	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a. i r unit (intermedia		dwelling 0.48 Hectare Gross Absorpt Plannir y at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 100°	es) DPH) dph. i.a. % er unit (intermediate		dwelling 48 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009	es) DPH) dph. .a. % er unit (intermedi		dwelling 0.48 Hectare : Gross Absorption Planning by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. B. cupit (intermediate)
70:	20% Affo	ordable Hou Rent to Inter	using	70	20% Affo 0:30 (Social F	rdable Hou	ising	70	20% Affo 0:30 (Social	ordable Ho	using	70	20% Affo 0:30 (Social	rdable Ho	using	7	20% Affo '0:30 (Social I	rdable Hou	sing
	SHEET 1	GREENFIELD			7 SHEET 1	INDUSTRIAL1			7 SHEET 1	INDUSTRIAL2			7 SHEET 1	PDL			7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 61%	MIDDLE 33%	UP 28%
2011	••	4)	A)	2011	••	A)	A)	2011	••	4)	A)	2011	••	••	(*	2011	62%	33% 41%	28%
2013	- ii	~ ~	. >	2013	**	. >	A >	2013	**	4.4	A >	2013	**	**	(*	2013	152%	43%	32%
2014 2015		* *	(*	2014	**	**	A)	2014	**	**	A >	2014 2015		**	**	2014	-158%	44% 80%	32% 41%
2016 2017	**	**	4.7	2016	**	**	A }	2016	• •	**	A)	2016 2017	**	• •	**	2016	-256% -2844%	75% 66%	40% 37%
2018 2019		**	A)	2018	**	1 *	A)	2018	**		A)	2018 2019	**		1 *	2018	291% 138%	56% 50%	35% 33%
2020 2021	**		A)	2020 2021	**	A):	A)	2020	**	4 +	4)	2020 2021		••	(v	2020 2021	90%	45% 42%	31% 29%
2022	Ť	٠,٠	*)	2022	(*	* >	* >	2022	~ ~	A >	* >	2022	**	• • •	A >	2022	56%	39%	28%
2023 2024	4+	44	**	2023	A >	* *	* *	2023	1 +	**	**	2023 2024	••	• •	**	2023 2024	48% 45%	36% 35%	27% 27%
2025 2026	4+	**	**	2025 2026	A)	**	**	2025 2026	* >	alue Area:	**	2025 2026	**	• •	**	2025 2026	43% 42%	35% 35%	26% 26%
Subsidy a 70: TEST 8	15 dwellin 48 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilii 20% Affo	e Area: Five gs (15 Hous site @(35 Di profit: (20%) gg gain at 100% (rent) & £24000 pe yd at £1800 pei prodable Hou Rent to Intel GREENFIELD MIDDLE	ses) PH) dph. a. a. 6 r unit (intermediate r unit using rmediate)	70 TEST	dwelling 1.48 Hectare 1.48 Gross Absorptio Planning 1 at £36000 per unit I Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou Rent to Inter INDUSTRIAL1	s) PH) dph. a. b. c. unit (intermedia c unit unit using rmediate)	(Control) Subsidy	at £25000 per u Sustaia 20% 70:30 (S Value dwelling 0.48 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili	Ability at £180 & Affordable H ocial Rent to Ine Area: Fiv S (15 Hous: Site @(35 E profit: (20%) 6 ino: 50 units pag gain at 100 (rent) & £24000 p ty at £1800 p pordable Ho Rent to Intermediate in the Industrial Ability at £1800 p pordable Ho Rent to Intermediate in the Industrial Ability at £1800 p pordable Ho Rent to Intermediate in the Industrial Ability at £1800 p pordable Ho Rent to Intermediate in the Industrial Ability at £1800 p pordable Ho Rent to Intermediate in the Industrial Ability at £1800 p pordable Ho Rent to Intermediate in the Industrial Ability at £1800 p pordable Ho Rent to Intermediate in the Inter	2000 per unit (ini o per unit (ini o per unit (ini ousing termediate) e es) DPH) dph. .a. % er unit (intermediate er unit using ermediate)	O Subsidy 70 TEST	Value dwelling .48 Hectare Gross Absorpti Plannia at £36000 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £24000 p ty at £1800 pe ordable Ho	es) PH) dphaa. % er unit (intermedier unit using ermediate)	TEST	dwelling 0.48 Hectare Gross Absorpti Plannin by at £36000 per unit Sustainabilit 20% Affor 10:30 (Social I 8 SHEET 1 REDUI DOWN 53%	profit: (20%) on: 50 units p.s g gain at 100% (rent) & £24000 per by at £1800 per by at £1800 per by at £1800 per cribble Hou Rent to Inter CTION TO AFFOR MIDDLE 30%	s.) H) dph. a. unit (intermediate) unitssing mediate) DABLE UP 25%
2011 2012		4)	A)	2011	**	A)	A)	2011	• •	A)	A)	2011	••	• •	1 *	2011	53% 110%	29% 37%	25% 29%
2013 2014	**	(*	4)	2013	**	A)	A)	2013	**	4 *	A)	2013 2014	**	• •	(*	2013 2014	129% 132%	38% 39%	29% 29%
2015 2016	**	* *	(+	2015	**	**	A):	2015	* *	* *	A)	2015	• •	* *	**	2015	-135%	71%	38% 37%
2017	**			2017	**	**	A)	2017	• • •	**	A):	2017			**	2017	-2482%	59%	35%
2018 2019	••	**	A)	2018 2019	**	4.4	A)	2018 2019	**	4 *	A)	2018 2019	**	• •	1 *	2018 2019	256% 122%	51% 46%	33% 31%
2020 2021	**	1.	*)	2020	**	A >	A >	2020	**	4)	*)	2020 2021		**	41	2020 2021	80% 61%	42% 39%	29% 28%
2022 2023	**	4)	4)	2022	(v	A)	A)	2022	4.4	4)	4)	2022	**	• •	A >	2022	51% 44%	36% 34%	27% 26%
2024 2025	(v	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	**		**	2024 2025	42% 40%	33% 32%	25% 25%
2026	1.	**	**	2026	*	**	**	2026	* >	alue Area:	**	2026	• •	• •	**	2026	39%	33%	25%
	O dv O site Gro Ab Planni	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0%			dw O site Gro Ab: Plannii	ie Area: 0 ellings (0) e@(0) dph. sss profit: 0 sorption: 0 ng gain at 0%		Subsidy	0.48 He C Abs Pi at E36000 per u Sustaii 20% 70:30 (S Val dv O sit Gr Al Plann	ability at £180 affordable Hocial Rent to In ue Area: 0 wellings (0) dph. oss profit: 0 ossorption: 0 ing gain at 0%	DPH) dph. 196) ts p.a. 100% 1000 per unit (ini 0 per unit tousing termediate)	termedia	Valu dv 0 sit Gro Ab Plann	ue Area: 0 vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	Je Area: 0 rellings (0) a @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0%	
	Susta	ubsidy at 0 ainability at 0 rdable Hou	eina		Susta	bsidy at 0 inability at 0 dable Hous	eina		Sust	ubsidy at 0 ainability at 0 rdable Hou	ising		Sust	ubsidy at 0 ainability at 0 rdable Hou	icina		Susta	ibsidy at 0 ainability at 0 rdable Hous	ina
TEST	SHEET 1	0	9	TFST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	g	TEST	9 SHEET 1	0	9	TEST	9 SHEET 1	0	9
12319	DOWN	GREENFIELD MIDDLE	UP	1631	DOWN	INDUSTRIAL1 MIDDLE	UP	1631	DOWN	INDUSTRIAL2 MIDDLE	UP	1631	DOWN	PDL MIDDLE	UP	IESI	P SHEET 1 REDUI	CTION TO AFFOR	DABLE
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-		0	-	-		0	-	-		0	0% 0%	0% 0%	0% 0%
0	-		-	o o	-	-		0	-			0	-	-		0	0%	0%	0%
0		-		0		-		0	-			0	-	-		0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0			-	0		-	-	0	-	-		0	-	-		0	0%	0%	0%
0				0				0	-			0	-			0	0%	0%	0%
ŏ	-			ŏ				ŏ		- - (alue 6	-	ŏ	-			ŏ	0%	0%	0%
									F	O dwellings (0 o site @(0) dp Gross profit: Absorption: (danning gain at Subsidy at 0 Sustainability a Affordable He	o) h. 0 0 0% l								

Value Area: 0 0 divellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 10 SHEET 1 CREENFELD DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 stee @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 O'A Affordable Housing 0 O'EST 10 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0	Value Area: 0	Value Area: 0										
GREENFRIED NOUSTRIALS NOUSTRIALS PDL REDUCTION TO AFFORMABLE DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP														
70: 30 (Social Rent to Intermediate) TEST 11 SHEET 1 DOWN MIDDLE 2010 2010 2011	70:30 (Social Rent to Intermediate) FEST 11 SHEET 1 INDUSTRIAL1 DOWN MICOLE UP 010 101 102 102 103 104 105 106 107 108 109 109 109 109 109 109 109	70:30 (Social Rent to Intermediate) TEST 11 SNEET 1 SNEUSTRIAL2 2010 2011 2012 2012 2014 2015 2016 2017 2017 2018 2019 2019 2019 2019 2019 2019 2019 2019	70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 PDL DOWN MIDDLE UP TOWN MIDLE UP TOWN MIDDLE UP TOWN MIDLE UP TOW	70: 30 (Social Rent to Intermediate) TEST 11 SHEET 1 REDUCTION TO AFFORDABLE										
Value Area: Five 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	Value Area: Five dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	0.48 Hectare site @(35 DPH) dph. Gross profit. (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (rent) & E0 per unit (intermed. Subsidy at E0 per unit (rent) & E0 per unit (intermed. 20% Affordable Housing 7:0-30 (Social Rent to Intermediate) Value Area: Five dwallings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	Value Area: Five dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	Value Area: Five dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: 20%) Absorption: 50 units p.a. Planning gain at 100%										
GREENFIELD DOWN MIDDLE UP	Subsidy at 6 per unit (rent) & 6 per unit (nemedate)	2011	PDL DOWN MIDDLE UP 2010 VV V A > 2011	Subsidy at £0 per unit (pren) & £0 per unit (intermediate)										
2013	0102	2013	2013	2012 153% 51% 38% 2013 154% 52% 52% 52% 52% 62% 62% 62% 62% 62% 62% 62% 62% 62% 6										
	., ., .,		2026	2006 50% 41% 29%										

0.48 Subsidy at S	5 dwelling Hectare s Gross p Absorption Planning £0 per unit (n sustainability 0% Affor 0 (Social R	Area: Five gs (15 Hous ite @(35 D profit: (20%) n: 50 units p gain at 1009 ent) & £0 per u y at £1800 per dable Hou ent to Inte	ses) PH) dph. a. init (intermediate r unit unit using	Subsi	dwelling .48 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling 1.48 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affo	e Area: Five gs (15 House site @(35 D is profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per profable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) cupit using	Subsid	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermediat r unit using	te) Subsid	dwelling 0.48 Hectare Gross Absorpti Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:	H) dph. t (intermediate) unit
		GREENFIELD	,	IESI		INDUSTRIAL1	,	IESI		INDUSTRIAL2	,	IESI		PDL	,	IESI	REDU	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 78%	MIDDLE 37%	UP 29%
2011		(=	4)	2011	**	A)	A)	2011		4)	A }	2011 2012	**	**	(*	2011	80% 166%	37% 47%	29% 34%
2013 2014	~ ~	**	A)	2013	**	A)	A)	2013	**	17	A >	2013 2014	**	~ ~	(*	2013	195%	49% 50%	34% 34%
2014			4 *	2014	**	* *	*>	2014		**	* >	2014			**	2014	-196%	91%	43%
2016	**		(v	2016	**	**	A)	2016			A)	2016 2017	**	**		2016	-314% -3425%	85% 73%	41% 38%
2018	ÜÜ	÷÷	A >	2018	• • •		* >	2018	• • •		A >	2018		**	(+	2018	344%	62%	36%
2019	**	**	A)	2019	**	4.)	A >	2019	**	1.	A)	2019 2020	**	**	(*	2019	160%	54% 48%	33% 31%
2021	**	(*	A)	2021	••	A)	A)	2021	**	A)	A)	2021 2022	**	**	A)	2021	75%	44% 40%	29% 28%
2023		* * *	4)	2022	A)	4)	4)	2023	1.	4)	*)	2022			A)	2023	52%	37%	26%
2024 2025	4 *		**	2024 2025	A)	**	**	2024 2025	1+	**	**	2024 2025	**	**	**	2024 2025	48% 46%	36% 35%	26% 25%
2026	1 +			2026	4)		**	2026	* >	alue Area: F	**	2026	**	**	**	2026	45%	36%	25%
0.48 Subsidy at S	5 dwelling Hectare s Gross p Absorption Planning £0 per unit (n sustainability 0% Affor	at £1800 pe	ses) PH) dph. a. a. funit (intermediate or unit unit unit unit unit unit unit unit	Subsi	dwelling .48 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. init (intermediat	e) Subsi	pisidy at £0 per u Sustais 20% 50:50 (\$ Valu dwelling 1.48 Hectare Gross Absorpt: Plannir dy at £0 per unit Sustainabilli 20% Affe	corption: 50 unit anning gain at 11 initit (rent) & E0 pt anability at £1800 6 Affordable Hoodal Rent to Int e Area: Five gs (15 House site @(35 D profit: (20%)) ion: 50 units p. log gain at 100% (rent) & £0 per up at £1800 pu ty a	one unit (interme per unit using per mediate) S) PH) dph. a. pit (intermediate) unit sing	O	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabillit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. .a. 6 nit (intermediat r unit using	te) Subsid	dwelling 0.48 Hectare Gross Absorpti Plannin dy at £0 per unit (r Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:	H) dph. t (intermediate) unit
0:100	20 / A includable housing 20 / A includable															:100 (Social I	Rent to Inter	mediate)	
		GREENFIELD		IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	14 SHEET 1 REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 52%	MIDDLE 23%	UP 18%
2011		4.4		2011	**	**	4.1	2011	**	4.7		2011 2012	**	()	4.4	2011	54%	23% 29%	18% 20%
2013	• •		. >	2013		. >		2013			* >	2013	- ; ;	**		2013	132%	31%	21%
2014	**		4)	2014	**	A)	A >	2014	**	*)	A >	2014 2015	**	**	(*	2014	133% -132%	31% 57%	20% 26%
2016	~ ~	**	A)	2016	**	4.4	A.)	2016	~ ~	~ ~	A.)	2016	**	**	(*	2016	-208%	53%	25%
2017		**	A)	2017	~ ~	4.7	4.)	2017	**	1.	A >	2017 2018	**	**	(*	2017	-2241% 222%	45% 38%	23% 21%
2019	**	(+	4)	2019	••	A)	A >	2019	• •	A)	A >	2019 2020	**	**	A)	2019	101%	33% 30%	19% 18%
2021	~ ~	* >	A >	2021	(•	A >		2021	• •	A >	A F	2021	• •	~ ~	* >	2021	46%	27%	17%
2022	• •	**	**	2022	A)	**	**	2022	4+	**	**	2022 2023	**	()	**	2022	37% 32%	24% 22%	16% 15%
2024	1 *	**	**	2024	A)	**	**	2024 2025	A)	**	**	2024 2025	**	()	**	2024 2025	30% 28%	22% 21%	15% 14%
2026	*)		**	2026	<u> </u>		**	2026	* >	alue Area: F	**	2026	**	*		2025	27%	22%	14%
TEST 15 S	O dw O site Gros Abso Plannin Sub Sustali O% Afford	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% saldy at 0 aability at 0 dable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		0.48 He Absolute of the control of	wellings (15 Ho) ctare site @(35 Gross profit: (20 corption: 50 unit init (rent) & EO p anability at £1800 b Affordable Ho coclal Rent to Int ue Area: 0 vellings (0) dph. boss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 rdable Hou 0	OPH) dph. (6) is p.a.		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rinability at 0 rdable Hous 0	ing
		GREENFIELD		TEST		INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST		PDL		TEST	REDU	CTION TO AFFORI	DABLE
0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP _	-	DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-		-	ō		-	-	ō	-	-	-	0	===		-	0	0%	0%	0%
0				0			-	0			-	0			-	0	0% 0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0			-	0	0%	0% 0%	0% 0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o =				0				0				0				0	0%	0%	0%
0	-		-	0	-	-	-	0	-		-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-		0	-		=	0	0%	0%	0%
o	-		-	U	-	-	-	<u> </u>	F	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at t Subsidy at 0 Sustainability at Affordable Ho	0%	<u>d</u>	-	-	-	u u	0%	0%	0%

15 dwellin 0.48 Hectare Gross Absorpt Plannir Subsidy at £0 per unit Sustalnabil 20% Affi	ne Area: Five ngs (15 Houses site @(35 DPH s profit: (25%) Itlon: 50 units p.a. ng gain at 100% ('cen') & £0 per unit (itly at £1800 per unit ordable Housi Rent to Interm) dph. (intermediate) hit ng ediate)	Subsid	dwelling: .48 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit; 20% Affo 0:30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling .48 Hectare Gross Absorpti Plannit dy at £0 per unit Sustainabili 20% Affo 0:30 (Social	e Area: Five gs (15 House site @(35 D s profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. it (intermediate) unit ssing	Subsid	dwelling 48 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	es) PH) dph. a. if init (intermediate runit using	e) Subsid	dwelling 0.48 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social F	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per ordable Hou	H) dph. t (intermediate unit sing
TEST 16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN 1010	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 135%	MIDDLE 48%	UP 36%
1011	**		2011	**	4)	*)	2011		1.0	A)	2011			**	2011	143%	48%	36%
1012	**		2012 2013	* *		A)	2012			* >	2012 2013		* *	**	2012	1157% -266454%	63% 67%	42% 42%
1014		4.*	2014	• •		A >	2014			*>	2014				2014	-9267%	70%	42%
1016	**		2015 2016	**	••	(v	2015	••	••	(*	2015 2016	••	• •	**	2015 2016	-100% -124%	175%	58% 54%
1017	**	* *	2016	**	**	A)	2016				2016		- ;;		2016	-124%	122%	49%
1018	**		2018 2019	* *	~ ~	A)	2018	••	~ ~	A)	2018 2019	• •	* *	**	2018	-488%	96%	46% 42%
1020	**	* >	2020	**	**		2020			A)	2020			**	2020	220%	67%	39%
021	**		2021 2022		4.7	A)	2021	••	**	A >	2021 2022	**	• •	1 *	2021	128%	59% 53%	36% 34%
1023	**	* >	2023		A >		2023		4.4	* >	2023		••		2023	73%	48%	32%
1024	(*	A)	2024 2025	••	A)	A)	2024	••	4.7	A)	2024 2025	••	• •	(*	2024	66%	47% 45%	32% 31%
1026	- ;;		2026	(*	4)	4)	2026		alue Area: F	* >	2026	**	**	1,4	2026	60%	45%	31%
15 dwellii	ie Area: Five ngs (15 Houses s site @(35 DPH)) doh	0		Area: Five	s)		Abs Pli sidy at E0 per u Sustaii 20% 70:30 (S Value dwellind	ctare site @(35 Gross profit: (25 Gross pablity at £1800 Gross profit	%) s p.a. 10% er unit (interme per unit using ermediate)		Value dwelling .48 Hectare :	Area: Five	(s)		Value dwelling 0.48 Hectare :	• Area: Five s (15 Houses	H) dph
Gros: Absorpt Plannii Subsidy at £0 per unit	s profit: (17%) tion: 50 units p.a. ng gain at 100%	intermediate)		Gross Absorption Planning	profit: (17%) on: 50 units p. g gain at 100%	a.		Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (17%) ion: 50 units p. ig gain at 100% (rent) & £0 per u	a. nit (intermediate)		Gross Absorption Planning by at £0 per unit (profit: (17%) on: 50 units p. g gain at 100%	a. 6 nit (intermedia)		Gross Absorption Planning y at EO per unit (r	profit: (17%) on: 50 units p.a g gain at 100%	t (intermediate
70:30 (Social	Rent to Interm	ng ediate)	70	20% Affo 30 (Social F	rdable Hou Rent to Inter	rmediate)	70	20% Affo 30 (Social)	Rent to Inte	sing mediate)	70	20% Affo 30 (Social F	rdable Hou Rent to Inte	ising rmediate)	70	20% Affo 0:30 (Social F	rdable Hou Rent to Inter	nediate)
TEST 17 SHEET 1			TEST	17 SHEET 1			TEST	17 SHEET 1				17 SHEET 1			TEST	17 SHEET 1		
DOWN	GREENFIELD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
1010	A)		2010 2011	**	A)	* >	2010	~ ~	A)	* >	2010 2011	~ ~	**	4)	2010	74%	41% 41%	33% 33%
011	~ ~		2011	• • •	4)	A)	2011		(*	* >	2011		**	1,4	2011	131%	41% 49%	33%
013	**	* >	2013 2014	**	A)	A)	2013	**	1+	A)	2013 2014	**	**	(*	2013 2014	146% 148%	52% 53%	38% 38%
015	**	4 *	2015	~ ~		A)	2015			A >	2015	- · ·		**	2015	-587%	86%	47%
016	**		2016 2017	• •	**	A)	2016 2017	**	••	A)	2016 2017	••	**	**	2016	-8401%	82%	45% 42%
018	**		2018	**	4.4	A)	2018			A)	2018			(+	2017	206%	64%	40%
019	• •	* }	2019 2020	• •	(v	A)	2019	••	1	A)	2019 2020	••	• •	(+	2019	131%	57% 52%	37% 35%
021	4.4	* >	2021	**	A >	* >	2021		4.)	* >	2021		**	A.)	2021	74%	48%	33%
022	4.4	* *	2022 2023	4.7	**	* >	2022	(*	**	**	2022 2023	••		**	2022	63% 55%	44% 41%	32% 30%
024	**		2024	*)			2024	* >		**	2024			**	2024	51%	40%	30%
026	**	**	2025 2026	A P	**	**	2025	A)	**	**	2025 2026		**	**	2025 2026	49% 48%	39% 40%	29% 29%
O d O sit Gr Al Plann S S Sust	lue Area: 0 wellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ring gain at 0% subsidy at 0 tainability at 0 rordable Housir 0	ng		dw O site Gro Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 torption: 0 g gain at 0% body at 0 inability at 0 dable Hous 0	sing	Sub	Abs Pic Sustain 20% 70:30 (S Val dv O sirt Gro Ab Plann Si	ctare site @(35 cross profit: (17 corption: 50 unit anning gain at 11 init (rent) & 16 passibility at £190 cashility at	%) p.a. p.a.)0% er unit (interme per unit using ermediate)	ediate)	dw O site Gro Ab: Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% biskidy at 0 inability at 0 dable Hou 0	sing		dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 dable Hous 0	ing
TEST 18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	\dashv	DOWN	INDUSTRIAL2 MIDDLE	UP	۱ ا	DOWN	PDL MIDDLE	UP	\dashv	DOWN	MIDDLE	DABLE UP
- DOWN	- MIDDLE	-	0	- DOWN	midDLE	UP -	0	- LOWN	middle	UP -	0	-	midDLE	- -	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
-		-	0	-	-		0	-	-	-	0	-		-	0	0%	0%	0%
-	-	-	0	-	_	-	0		-	-	0	-	-	-	0	0%	0%	0%
	-	-	0		-	-	0		-		0	-			0	0%	0%	0% 0%
_	-		0	-	_	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
	-	-	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
			0		-		0				0				ō	0%	0%	0%
-	-		0	-	-	-	0	-	-	-	0			-	0	0%	0%	0% 0%
			0		-		0	-			0	-			ő	0%	0%	0%
-	- 1	-	0	-	-		0	-	-	-	0	-		-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0			-	0	0%	0%	0% 0%
								F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 flanning gain at t Subsidy at 0 Sustainability at Affordable Ho	0%								

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
EST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
1 1 1	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0	0	0 0% 0% 0%
		0	6	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0	0	0 0% 0% 0%
- -	- -	Value Area: 0	<u> </u>	0 02 02
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0% Affordable Housing		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)
		Value Area: 0		
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O Value Area: O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustisdy at 0 Sustianability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 9 Subsidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Assorption:	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskly at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Assorption:	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption:	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T ZO SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 NUDUSTRIAL2 0 0 NUDUSTRIAL2 0 0 NUDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O O% Affordable Housing D OWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP O O O O O O O O O	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TZ 20 SHEET 1 GREENFIELD DOWN MEDGLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 NUDUSTRIAL2 0 0 NUDUSTRIAL2 0 0 NUDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDQUE UP 0 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site (#2(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustivity at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MODELE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP O O O O O O O O O	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDGLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET I DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O O% Affordable Housing O O O O O O O O O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MINOLE UP DOWN MINOLE UP	dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDQUE UP 0 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site (#2(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSA Affordable Housing OT 20 SHEET 1 OWN MODULE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 Affordabl	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (e) (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSA Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affor	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (#2(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSA Affordable Housing OT 20 SHEET 1 OWN MODULE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (0) (0) h, Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O'T 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 A	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MEDGE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSA Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affor	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (2)(0) ph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O'S Affordable Housing O'T 20 SHEET 1 GREENFIELD DOWN MODEL UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 Affo	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site (#0) Oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Osc Affordable Housing U 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 O% Affordable Housing 0 A	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MICOLE UP DOWN MICO	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Masserption: 0 Ma	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O'% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MCDCLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O'% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absor	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O'% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRUL2 DOWN MEDOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O'% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.

Figure 56 - Sensitivity Testing

Value Area: Five 15 dwellings (15 Houses)	15 dwellin	e Area: Five ngs (15 Houses)		15 dwellin	Area: Five ngs (15 House			15 dwellin	gs (15 Hous	ses)		15 dwelling	Area: Five ps (15 House	
0.48 Hectare site @(35 DPH) dph. Gross profit: (20%)		site @(35 DPH) dph.	0		site @(35 DF profit: (20%)	H) dph.	0	.48 Hectare :	site @(35 Di profit: (20%)	PH) dph.	(0.48 Hectare s	ite @(35 DPI profit: (20%)	H) dph.
Absorption: 50 units p.a. Planning gain at 100%	Absorpti	on: 50 units p.a. g gain at 100%		Absorpti	on: 50 units p.a g gain at 100%			Absorption	on: 50 units p. g gain at 100%	a. 6		Absorption	n: 50 units p.a. gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit	Subsidy at £0 per unit	(rent) & £0 per unit (intermediat ty at £1800 per unit	e) Subsi	idy at £0 per unit	(rent) & £0 per un ty at £1800 per	it (intermediate)	Subsi	dy at £0 per unit (nit (intermediate)	Subsid	dy at £0 per unit (re	nt) & £0 per unit at £1800 per u	(intermediate) unit
10% Affordable Housing 70:30 (Social Rent to Intermediate)		ordable Housing Rent to Intermediate)	70		rdable Hou Rent to Inter		70	10% Affo 30 (Social F	rdable Hou		7	10% Affor 0:30 (Social R	dable Hous	
TEST 1 SHEET 1 GREENFIELD	TEST 1 SHEET 1	INDUSTRIAL1		1 SHEET 1	INDUSTRIAL2			1 SHEET 1	PDL			1 SHEET 1	TION TO AFFORE	
DOWN MIDDLE UP	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 19%	MIDDLE 9%	UP 7%
2011	2011	4) 4)	2011	(v	**	**	2011 2012	**	4.5	**	2011 2012	20% 39%	9% 11%	7% 8%
2013	2013	A) A)	2013	**	A)	A }	2013 2014	**		A)	2013 2014	46% 47%	11% 12%	9% 9%
2015	2015	(v A)	2015	**	4.4	A P	2015	**	**	(*	2015 2016	-48% -77%	21%	11%
2017	2017	A) A)	2017	**	(v	A)	2017	**	• •	(v	2017	-846%	18%	10%
2019	2019	A) A)	2019	**	* >	* >	2019	**	**	* >	2019	39%	14%	8%
2021	2021	**	2021	4 *	*)	**	2020 2021	**	· · ·	**	2021	24% 19%	11%	8% 7%
2022 (2022	** **	2022 2023	A >	**	**	2022 2023	**	÷	**	2022 2023	15% 13%	10% 9%	7% 7%
2024	2024	** **	2024 2025	*>	**	**	2024 2025	1 *	()	**	2024 2025	12% 12%	9% 9%	7% 7%
2026	2026	** **	2026	Va Va	ilue Area: F	ive	2026	0	• •	**	2026	11%	9%	6%
Planning gain at 100%	Plannin	g gain at 100%	e) Subsi	Plannin	g gain at 100%		Subsi	Planning	g gain at 100%	6	Subsid	Planning	gain at 100%	(intermediate)
Sustainability at £1800 per unit 10% Affordable Housing	Sustainabili 10% Affo	ty at £1800 per unit ordable Housing		Sustainabili 10% Affo	ty at £1800 per ordable Hou	unit sing		Sustainabilit 10% Affo	y at £1800 per rdable Hou	r unit using		Sustainability 10% Affor	at £1800 per u	unit ing
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1	70:30 (Social TEST 2 SHEET 1	Rent to Intermediate)	TEST	2 SHEET 1	Rent to Inter	mediate)	70 TEST):30 (Social F	Rent to Inter	rmediate)	TEST	0:30 (Social R 2 SHEET 1	ent to Intern	nediate)
GREENFIELD DOWN MIDDLE UP	DOWN	INDUSTRIAL1 MIDDLE UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	TION TO AFFORE MIDDLE	UP
2010	2010 (🕶	** **	2010	**	**	**	2010 2011	**	()	**	2010 2011	19% 21%	9% 10%	7% 7%
2012	2012	A) A)	2012	• •	A)	A }	2012 2013	• •	* *	A)	2012 2013	40% 48%	11% 11%	8% 9%
2014	2014	(v A)	2014 2015	**	A)	A F	2014 2015	**	**	4)	2014 2015	64% -49%	13% 21%	9% 11%
2016	2016	A) A)	2016	**	1 *	A)	2016 2017	**		(v	2016 2017	-80% -1732%	21% 18%	10%
2018	2018	A) A)	2018	**	A)	A }	2018	**	• •	A)	2018	80% 38%	15% 14%	9%
2020	2020	A) A)	2020	**	A)	* >	2020	**	~ ~	A >	2020	23%	12%	8%
2022	2022	** **	2022	* >	**	**	2022	**	()	**	2022	19% 15%	11% 10%	7% 7%
2023	2023	** **	2023 2024	A P	**	**	2023 2024	4.4	÷	**	2023 2024	13% 12%	9% 9%	7% 7%
2025	2025	** **	2025 2026	* >	**	**	2025 2026	1 *	()	**	2025 2026	12% 11%	9% 9%	7% 6%
Value Area: Five	Value	a Area: Five	Sul	15 d 0.48 Her 0.48 Her 0.45 Pla psidy at E0 per u Sustain 10% 70:30 (S	wellings (15 Houctare site @(35 E foress profit: (20% corption: 30 units anning gain at 10 nit (rent) & E0 p ability at £1800 & Affordable Ho ocial Rent to Inte	ses) IPH) dph. b) p.a. 0% er unit (interme per unit using	diate)	Value	a Area: Five	3		Value	Area: Five	
15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate	15 dwellir 0.48 Hectare Gross Absorpti Plannin Subsidy at £0 per unit	ngs (15 Houses) site @(35 DPH) dph. profit: (20%) on: 70 units p.a. g gain at 100% (rent) & £0 per unit (intermediat		15 dwellin 0.48 Hectare Gross Absorpti Plannin idy at £0 per unit	ngs (15 House site @(35 DF profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un	PH) dph. i. it (intermediate)		15 dwellin .48 Hectare : Gross Absorptio Planning dy at £0 per unit (gs (15 Hous site @(35 Di profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u	ses) PH) dph. a. 6 nit (intermediate)		15 dwelling 0.48 Hectare s Gross p Absorptio Planning dy at £0 per unit (re	is (15 House lite @(35 DPI profit: (20%) n: 70 units p.a. gain at 100% ent) & £0 per unit	H) dph.
Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate)	10% Affo	ty at £1800 per unit ordable Housing Rent to Intermediate)	7/	10% Affo	ty at £1800 per ordable Hou Rent to Inter	sing	70	Sustainabilit 10% Affo 30 (Social F	ry at £1800 per prdable Hou Rent to Inter	ısing	7	Sustainability 10% Affor 0:30 (Social R	at £1800 per u	ina
TEST 3 SHEET 1 GREENFIELD	TEST 3 SHEET 1	INDUSTRIAL1	TEST	3 SHEET 1	INDUSTRIAL2	unuttej		3 SHEET 1	PDL	oudto)	TEST	3 SHEET 1	TION TO AFFORE	
DOWN MIDDLE UP	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 19%	MIDDLE 9%	UP 7%
2011	2011	4) 4)	2011	**	A A A }	**	2011 2012	**	**	44	2011 2012	20% 39%	9% 11%	7% 8%
2013	2013	A) A)	2013 2014	**	*)	A)	2013 2014	**	**	A)	2013 2014	44% 47%	11% 12%	9% 9%
2015	2015 2016 2017	(v A)	2015 2016 2017	* *	(v	A)	2015 2016 2017	**	**	(*	2015 2016 2017	-47% -74%	21% 22% 19%	11% 11% 10%
2017	2017	A) A)	2017	- ; ;	4 >	4)	2017 2018 2019		- ;;	4)	2017 2018 2019	-521% 91% 40%	19% 15% 14%	10% 9% 8%
2020	2020	A) A)	2019	**	4)	4)	2019 2020 2021		••	4)	2019 2020 2021	40% 25% 19%	14% 12% 11%	8% 8% 7%
2022	2022	** **	2022	A)	**	**	2021 2022 2023	**	1)	**	2021 2022 2023	15% 15%	10%	7% 7% 7%
2024	2024	** **	2024 2025	A >	**	**	2024 2025	1 *	0	**	2024 2025	12% 12%	9% 9%	7% 7%
2026	2026	** **	2026	**	alue Area: F	**	2026	1)	1)	**	2026	11%	9%	6%
			Sul	15 d 0.48 He 0 Abs Pla osidy at E0 per u Sustain 10%	wellings (15 Hou ctare site @(35 E cross profit: (20% corption: 70 units anning gain at 10 nit (rent) & E0 p abbility at E1800 b Affordable Ho ocial Rent to Inte	ses) PH) dph. 6) p.a. 0% er unit (interme per unit	diate)							

15 dv 0.48 Hec Ab Exidy at £0 pe Sustai 10% 70:30 (Sc	welling ctare s Gross p bsorption Planning ter unit (n alnability Affor ocial R	Area: Five gs (15 Hous ite @(35 D) profit: (20%) n: 50 units p. g gain at 50% ent) & £0 per u v at £1800 per dable Hou ent to Inter	ses) PH) dph. a. init (intermediate or unit unit unit unit unit unit using	e) Subsi	dwelling 1.48 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili 10% Affo 0:30 (Social	profit: (20%) on: 50 units p.: ng gain at 50% (rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit using	e) Subsi	dwelling 0.48 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili 10% Affo 0:30 (Social	profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. nit (intermediate r unit) Subsit	dwelling .48 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili 10% Affo 0:30 (Social	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit using	e) Subsid	dwelling: 0.48 Hectare s Gross Absorptio Plannin dy at £0 per unit (re Sustainability 10% Affor (0:30 (Social F	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. it (interme unit sing
T 4 SHEET	T 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFOR	DABLE
DOW	ΝN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 15%	MIDDLE 9%	UP 7%
	•		**	2010	4.)	**	**	2010	1+	**	**	2010		()		2010	15%	9%	7%
• •	-	**	**	2012	• •	**	**	2012	**	**	**	2012	**	()	**	2012	29%	11%	8%
• •	•	**	A >	2013	**	A)	A)	2013		A)	A }	2013	**	**	A)	2013	31% 32%	10% 11%	8% 8%
• •	-	**		2015	* *	A.)	* >	2015	* *	4.4	A.):	2015	• •	* *	(+	2015	-96%	19%	10%
	•	(*	A)	2016	**	A)	A)	2016	**	4.4	A >	2016 2017	**	**	4 ¥	2016	-333% 120%	18% 16%	10%
• •	-		A >	2018	* *	A.)	A >	2018	**	A >	A Þ	2018	~ ~	* *	A >	2018	46%	13%	9%
• •	•	**		2019	* *	A)	4)	2019	1 =	4)	A }	2019	~ ~	(*	A)	2019	29% 21%	13%	8% 8%
1.0	•			2020	4)	**		2020	4.7	**	**	2020		()		2020	16%	10%	7%
A >	-	**	**	2022	A >	**	**	2022	* >	**	**	2022	~ ~	()	**	2022	14%	10%	7%
	•	**	**	2023	**	**	**	2023	**	**	**	2023 2024	4+	()	**	2023	12% 11%	9% 9%	7% 6%
			**	2025	**	**	**	2025	**	**	**	2025	0			2025	11%	9%	6%
		**	**	2026	**	**	**	2026	**	11ue Area: F	**	2026	()	()	**	2026	11%	9%	6%
15 dv 0.48 Hec Ab	welling ctare s Gross p bsorption Planning	Area: Five gs (15 Hous ite @(35 D profit: (20%) n: 50 units p. gain at 2009	ses) PH) dph. .a.		dwelling 1.48 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.; g gain at 200%	s) PH) dph. a.		70:30 (S Value dwelling 0.48 Hectare Gross Absorpti Plannir	profit: (20%) ion: 50 units p. ig gain at 2009	pusing ermediate) ess) PH) dph.		dwelling .48 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	es) PH) dph. .a. 6		dwellings 0.48 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 200%	s) PH) dph. a.
Sustai 10% 70:30 (Sc	Affor ocial R	ent) & E0 per u r at £1800 pe rdable Hou ent to Inter	r unit using	70	dy at £0 per unit Sustainabili 10% Affo 0:30 (Social 5 SHEET 1	ty at £1800 per ordable Hou	unit ising	70	dy at £0 per unit Sustainabili 10% Affo 0:30 (Social 5 SHEET 1	ty at £1800 pe ordable Hou	r unit I sing	70	10% Affo 30 (Social)	ty at £1800 pe ordable Hou	r unit using	7	10% Affor 0:30 (Social F	y at £1800 per rdable Hou	unit sing
T 5 SHEET		GREENFIELD		IEST		INDUSTRIAL1		IEST		INDUSTRIAL2		IEST	5 SHEET 1	PDL		IEST		TION TO AFFOR	
DOW	VN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 27%	MIDDLE 11%	UF 8%
~ ~	-	**	**	2011	**	**	**	2011	**	**	**	2011	**	()	**	2011	29%	11%	8%
	•	- (+	* >	2012 2013	**	A)	4)	2012 2013		4)	* >	2012 2013		**	17	2012 2013	152% 341%	14% 15%	99 99
• •	•	(+	A)	2014 2015	**	* *	A)	2014 2015	**	A)	A)	2014 2015	••	**	(*	2014	392% -24%	15% 35%	99 13°
• • •	•		4)	2016			4)	2016			A)	2016		**	(=	2016	-30%	32%	129
			A >	2017	• •	4.7	A)	2017	• •	1.4	A)	2017			(*	2017	-49% -154%	24% 21%	11'
	-	(♥	A >	2019	**	A)		2019	**	A >	A >	2019			A >	2019	123%	16%	99
	•	4+	4)	2020 2021	••	A)	4)	2020 2021	**	A)	A)	2020 2021			A)	2020	42% 25%	15% 13%	99
• •		* >		2022	A >	. >	A >	2022	4 *	A)	A F	2022	• •	(v	A)	2022	20%	12%	85
1 *	•	**	**	2023 2024	A >	**	**	2023 2024	A >	**	**	2023 2024	**	()	**	2023 2024	16% 15%	11%	79
)	**	**	2025 2026	A 3	**	**	2025 2026	A)	**	**	2025 2026	**	()	**	2025 2026	14%	10%	79 79
15 dv 0.48 Hec Ab	welling ctare s Gross p bsorption	Area: Five gs (15 Hous ite @(35 D profit: (20%) n: 50 units p.	ses) PH) dph.	C	dwelling 1.48 Hectare Gross Absorpti	profit: (20%) on: 50 units p.:	s) PH) dph. a.	Τ	Absorpti	hability at £1800 Affordable He locial Rent to Intelle Area: Five gs (15 House site @(35 D profit: (20%) lon: 50 units p.	%) s p.a. D0% ser unit (interm per unit pusing ermediate) ss) PH) dph. a.		dwelling .48 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	es) PH) dph. .a.		dwellings 0.48 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	s) PH) dpl a.
dy at £48500 p Sustai 10%	per unit (r ainability Affor ocial R	gain at 1009 ent) & £26000 per o at £1800 per dable Hou ent to Inter	r unit (intermedia r unit using	70	at £48500 per unit Sustainabili	rdable Hou	unit (intermediat unit sina		at £48500 per unit Sustainabili	ig gain at 1009 (rent) & £26000 pe ty at £1800 pe ordable Hou Rent to Inte	runit (intermediate runit I sing	70	at £48500 per unit Sustainahili	ty at £1800 pe ordable Hou	r unit (intermediat r unit usina	7	ty at £48500 per unit (Sustainability	rdable Hou	unit (interi unit sina
DOW		GREENFIELD MIDDLE	LIP	4	DOWN	INDUSTRIAL1 MIDDLE	LIP	4	DOWN	INDUSTRIAL2 MIDDLE	LIP	1	DOWN	PDL MIDDLE	LIP	┩ ̄	REDUC	TION TO AFFOR	
DOW	***	**	**	2010	4.4	**	**	2010	4 ¥	**	**	2010	DOWN	+ >	**	2010	4%	4%	49
		**	**	2011 2012	* *	A A	**	2011		4.7	A A	2011		()	**	2011	4% 7%	4% 4%	49
• •		A)	A)	2013	**	A)	4)	2013	**	A)	A)	2013 2014	**	4.4	A)	2013	7% 7%	4%	49
		V V	. >	2015	• •	A >	4)	2015	• • •	1 *	A >	2015		v.	(*	2015	-11%	9%	69
• •		(v	A)	2016 2017	* *	A)	4)	2016 2017	**	4 *	A)	2016 2017	**	**	(v	2016 2017	-20%	9% 8%	69 59
- ; ;	-	(♥	.,	2018	- ;;	A >	* >	2018	· ·	A)	* >	2018	-:-	- ;;	A >	2018	27%	6%	59
		4)	A)	2019	A }	A)	4)	2019	4.4	A)	A >	2019 2020	**	1 7	A)	2019	14%	7% 6%	59 59
1 *	•	**	**	2021	A)	**	**	2021	A)	**	**	2021 2022		()	**	2021	8% 7%	6% 6%	59
)			2023	A >	**	**	2023	A >	**	**	2023	4.4	4.)	**	2023	6%	5%	59
		**	**	2024 2025	* *	**	**	2024 2025	4)	**	**	2024 2025	(v	()	**	2024 2025	6%	5% 5%	59 49
**			**	2026	**	**	**	2026	**	**	**	2025	0	()	11	2026	6%	5%	4
								Subsidy	15 d 0.48 He (Abs Pli at £48500 per u Sustain	elue Area: F lwellings (15 Ho ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & £26 nability at £1800 5 Affordable He	uses) DPH) dph. %) s p.a. DO% DOO per unit (in) per unit	termedia	ate)						

	15 dwellin 48 Hectare : Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	es) PH) dph. a. b r unit (intermediate		dwelling: .48 Hectare s Gross Absorptio Planning at £25000 per unit (profit: (20%) on: 50 units p. gain at 100% rent) & £22000 per	S) PH) dph. a. unit (intermedia		dwelling 0.48 Hectare Gross Absorpt Plannir y at £25000 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £22000 p	es) PH) dph. .a. 6 er unit (intermediate		dwelling 0.48 Hectare Gross Absorpti Plannin r at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 po	es) PH) dph. .a. 6 r unit (intermedia		dwelling: 0.48 Hectare s Gross Absorptio Planning y at £25000 per unit (profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermediate)
70	Sustainabilit 10% Affo 30 (Social F	y at £1800 per ordable Hou Rent to Inter	ısing	70	Sustainability 10% Affo 0:30 (Social F	y at £1800 per rdable Hou Pent to Inter	sing	70	Sustainabili 10% Affo 0:30 (Social	ty at £1800 pe ordable Ho	using	70	Sustainabili 10% Affo 0:30 (Social	y at £1800 pe rdable Hou Rent to Inte	using	70	Sustainability 10% Affo 0:30 (Social F	y at £1800 per rdable Hou Rept to Inter	sing
	7 SHEET 1	GREENFIELD	mediate)		7 SHEET 1	INDUSTRIAL1	mediate		7 SHEET 1	INDUSTRIAL2	(mediate)		7 SHEET 1	PDL	illediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 10%	MIDDLE 6%	UP 5%
2011	**	**	**	2011	.)	**		2011	(*	**	**	2011	**	()	**	2011	10%	6%	5%
2013		A F	. >	2013	**	* >		2013	• •		A >	2013			A.):	2013	24%	7%	6%
2014 2015	**	A P	4)	2014 2015	**	A >	A >	2014	**	4.4	A)	2014	**	**	A)	2014	24% -27%	7% 15%	6% 8%
2016 2017	~ ~	4.4	A)	2016 2017	* *	A)	A)	2016	••	(*	A >	2016 2017	**	**	(*	2016	-44% -496%	14% 12%	8% 7%
2018	•		* >	2018	• • •	* >	* >	2018	• • • • • • • • • • • • • • • • • • • •	A)	A P	2018		**	A >	2018	51%	10%	7%
2019 2020	**	A >	*)	2019 2020	(*	A >	* >	2019	**	4)	* >	2019	**	4.4	A >	2019	25% 16%	10% 9%	6% 6%
2021 2022	1.	**	**	2021 2022	A)	**	**	2021	A)	**	**	2021 2022	**	()	**	2021 2022	13% 10%	8% 7%	6% 6%
2023	* >	**	**	2023	4.)	**	**	2023	* >	**	**	2023	V V	++	**	2023	9%	7%	5%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	* *	**	**	2024 2025	(v	()	**	2024 2025	9% 8%	7% 7%	5% 5%
2026	**	**	**	2026	**	**	**	2026	Vá	alue Area:	ive	2026	0	•	**	2026	8%	7%	5%
	15 dwellin 48 Hectare : Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. r unit (intermediate r unit		dwelling: .48 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. unit (intermedia	C	at £25000 per u Sustaii 10% 70:30 (S Value dwelling 0.48 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili	hability at £180 to Affordable Hocial Rent to In Pa Area: Five gs (15 House site @(35 E profit: (20%) ion: 50 units p g gain at 100%	000 per unit (into per unit on per unit obusing lermediate) PS) PH) dph. a. 6 6 6 runit (intermediate or unit (intermediate or un	o	Value dwelling 0.48 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. a. current distribution of the current		dwelling: 0.48 Hectare s Gross Absorptio Planning y at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. unit (intermediate) unit
	:30 (Social F): 30 (Social F				0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I				0:30 (Social F 8 SHEET 1		
IESI 8		GREENFIELD		IESI		INDUSTRIAL1	,	IESI		INDUSTRIAL2		IESI		PDL	,	IESI	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 7%	MIDDLE 5%	UP 5%
2011 2012	**	A A	4.)	2011 2012	A P	4.1	4.4	2011	4 *	**	4.4	2011	**	()	4.4	2011	7% 13%	5% 5%	5% 5%
2013 2014	**	A >	A)	2013	**	A)	A)	2013	• •	A)	A)	2013	**	**	A)	2013	16%	5%	5% 5%
2015	• • •	**	* >	2015	•••	A >	* >	2015	• • •	(*	A 3	2015		**	(v	2015	-19%	12%	7%
2016 2017	**	(*	A)	2016 2017	**	A)	4)	2016	• •	4 *	A)	2016 2017	••	**	4.4	2016	-33% -375%	12% 10%	7% 6%
2018 2019	· ·	(v	A)	2018 2019	**	A)	4.)	2018	**	4)	A)	2018 2019	**	••	A)	2018	40% 20%	8% 8%	6% 6%
2020	**	A >	. >	2020	4.4	A >	. >	2020	4.4	. >	A >	2020	**	4.4	A.):	2020	13%	8%	6%
2021 2022	1 7	**	**	2021 2022	A >	**	**	2021	A >	**	**	2021 2022	**	()	**	2021 2022	10% 9%	7% 7%	5% 5%
2023 2024	4)	**	**	2023 2024	A)	**	**	2023 2024	* >	**	**	2023 2024	4.4	()	**	2023 2024	8% 7%	6% 6%	5% 5%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	()	()	**	2025 2026	7% 7%	6% 6%	5% 5%
	0 dv 0 site Gro	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0			dw 0 site Gro	ie Area: 0 ellings (0) e @(0) dph. sss profit: 0		Subsidy	0.48 He Abs Pli at E36000 per u Sustaii 10% 70:30 (S Val dv 0 sit Gn	hability at £180 6 Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. coss profit: 0	DPH) dph. 1%) is p.a. 00% 000 per unit (in 0 per unit ousing	termedia	Valu dw 0 site Gro	ue Area: 0 rellings (0) re @(0) dph. rss profit: 0			dw 0 site Gro	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0	
	Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%			Alt	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%	
	Su	ubsidy at 0 ainability at 0			Su	bsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			St	ibsidy at 0 sinability at 0			Su	ibsidy at 0 inability at 0	
	0% Affor	rdable Hou	sing			dable Hou	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing			rdable Hous	sing
TEST	9 SHEET 1	GREENEIEI		TEST	9 SHEET 1	INDUSTRIAL 4		TEST	9 SHEET 1	INDITISTRIALS		TEST	9 SHEET 1	pni		TEST	9 SHEET 1	CTION TO AFFOR	DARI F
0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	l.	DOWN	MIDDLE	UP -		DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-		0	-			0	-	-	-	0	0%	0%	0%
0		-		0				0	-			0	-			0	0%	0%	0%
0		-	-	0		-	-	0			-	0	-		-	Ö	0%	0%	0%
0		-	-	0	-	-		0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-		0	-			0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0	-			0	-	-		0	= _	- Value Area	-	0	-	-		0	0%	0%	0%
									F	O dwellings (C O site @(O) dp Gross profit: Absorption: C Hanning gain at Subsidy at O Sustainability a Affordable Ho) h. o o%								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) = @(0) dph. ss profit: 0 og @(0) dph. ss profit: 0 og gain at 0% og gain	up	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta	illings (0) (2) (2) (2) (3) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Green Green Abon Plannia Sustan Sustan O'M Affor 10 SHEET 1 DOWN	ue Area: 0 vellings (o) vellings ve	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	Je Area: 0 Jet Ilings (0) Jet (0) Je	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor	pe Area: 0 rellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 ng gain at 0% bisidy at 0 ninability at 0 o o o o o o o o o o o o o	_
Subsi	Value Area: Five Value Area:															H) dph. t (intermediate) unit			
	11 SHEET 1	GREENFIELD	UP	TEST	11 SHEET 1	INDUSTRIAL1	UP	TEST	11 SHEET 1	INDUSTRIAL2	UP	TEST	11 SHEET 1	PDL	UP	TEST	11 SHEET 1 REDUC	CTION TO AFFOR	DABLE UP
2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	A P A P A A A A A A A A A A A A A A A A	A) A) A) AA AA AA	2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	A) A) A) AA AA AA	A) A) A) AA AA AA	2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	A) A) A) A) AA AA AA	A P A P A A A A A A A A A A A A A A A A	2018 2019 2020 2021 2022 2023 2024 2025 2026	** ** ** ** ** ** ** ** ** **	(* (* (* (* (* (* (* (* (* (* (* (* (* (A) A) A) A) AA AA AA AA	2018 2019 2020 2021 2022 2023 2024 2025 2026	63% 34% 23% 18% 15% 13% 12% 11%	14% 13% 12% 11% 10% 9% 9% 9% 9%	9% 8% 8% 7% 7% 7% 7% 6%
	25																		
Subsi	15 dwellin 0.48 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	ses) PH) dph. a. init (intermediate unit using	e) Subsi	dwelling 1.48 Hectare Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	i) H) dph. it (intermediate alt) Subsi	dwelling 0.48 Hectare Gross Absorption Planning idy at £0 per unit if Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ility at £0 per u ordable Hou	S) PH) dph. a. bit (intermediate) init issing	Subsid	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u	es) PH) dph. a. 6 init (intermediate unit using) Subsid	dwelling 0.48 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ility at £0 per u	H) dph. t (intermediate) hit
2010 2011 2012 2013 2014 2015	DOWN V V V V V V V V V V V V V	GREENFIELD MIDDLE A A A B A B A B A B A B A B A B A B A	UP	2010 2011 2012 2013 2014 2015	DOWN (v A) v v v v	INDUSTRIAL1 MIDDLE AA AB AB AB AB AB AB AB AB A	UP	2010 2011 2012 2013 2014 2015	DOWN	INDUSTRIAL2 MIDDLE A A A A A A A A A A A A A A A A A A A	UP	2010 2011 2012 2013 2014 2015	DOWN V V V V V V V V V V V V V	PDL MIDDLE () () () () () () () () () (UP	2010 2011 2012 2013 2014 2015	REDUC DOWN 16% 16% 31% 35% 36% -70%	MIDDLE 9% 9% 10% 11% 11% 20%	UP 7% 7% 8% 8% 8% 11%
2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	4	A) A) A) A) A) AA AA	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	A) A) A) A) A) A) A) A) A) AA	A) A) A) A) A) A) A) AA AA	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	** ** ** ** ** ** ** ** ** **	(v	A) A) A) A) A) A) A) A) A) AA	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** *** *** *** *** *** *** ***	** ** ** ** ** ** ** ** ** **	4) 4) 4) 4) 4) 4,4 4,4 4,4 4,4	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	-151% 205% 56% 32% 23% 17% 14% 12% 11%	19% 17% 14% 13% 12% 11% 10% 9% 9%	10% 9% 9% 8% 8% 7% 7% 7% 6%
2026	**	**		2026	**	**	**	2026	Va 15 dh 0.48 Hec G Absi Pla bsidy at E0 per un Susta 10%	alue Area: F wellings (15 Hou ctare site @(35 I Gross profit: (20° corption: 50 unit: anning gain at 10°	ive uses) DPH) dph. 36) s p.a. 30% eer unit (intermeter unit	2026	0	0		2026	11%	9%	6%

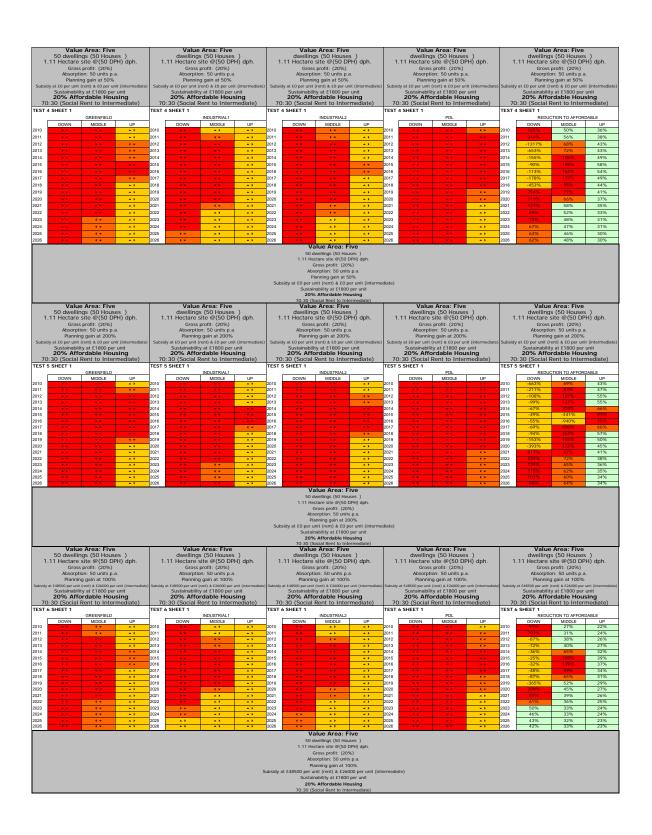
Subsid	15 dwellin .48 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. it (intermediate) r unit using) Subsi	dwelling .48 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	s) Subsi	dwelling 0.48 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 10% Affo	e Area: Five gs (15 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) r unit	Subsid	dwelling .48 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling 0.48 Hectare : Gross Absorptio Planning dy at £0 per unit (r Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hou:	t (intermediate) unit sing
	DOWN	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		4	DOWN	PDL			REDUC	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 17%	MIDDLE 8%	6%
2011 2012	~ ~	**	**	2011	A)	**		2011	4 *	**		2011	~ ~	()	**	2011	18% 35%	8% 9%	6% 7%
2013		4)	4)	2012		4)	4)	2013		4)	4)	2012			4)	2013	41%	10%	7%
2014 2015	**	*>	4)	2014	**	4.4	4)	2014	**		A)	2014 2015	**	**		2014	42% -43%	10%	7% 10%
2016		**	4)	2016		A)	4)	2016	**	1.	4)	2016			1,4	2016	-43%	19%	9%
2017	~ ~	* *	A >	2017	**	A)	* >	2017	* *		* >	2017	~ ~	* *	(🕶	2017	-753%	16%	8%
2018 2019		4.)	4)	2018	**	A)	4)	2018		4)	*)	2018			4)	2018	34%	13% 12%	8% 7%
2020	· ·	A >	4.)	2020	(*	A >		2020	* *	. >	A >	2020	••	**	.)	2020	21%	11%	7%
2021 2022	1.	**	**		4)	**	**		4.)	**	**			+++	**		17%	10% 9%	6%
2023	A >	**	**	2023	A >	**	**	2023	* >	**	**	2023	~ ~	•	**	2023	11%	8%	6%
2024 2025													1 *					8% 8%	6%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	0	0	**	2026	10%	8%	6%
Subsid	1															profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	(intermediate)		
			i i i i eulate)				mediate)				mediate)				mediate)		14 SHEET 1		
	DOWN		LIP	-	DOWN	INDUSTRIAL1	LIP	-	DOWN		LIP		DOWN		LIP			MIDDLE	DABLE UP
2010	* *	**	**			**	**		• •	**	**		V V	()	**		12%	5%	4%
2011 2012					~ >									17				6%	4% 5%
2013	* *				• •				* *				**	* *				6%	5%
2014 2015		* *								4.4							-31%	6% 13%	6%
2016	· ·	• •			••				• •				~ ~	• •			-48%	12%	6%
2017 2018		1+				A)			**					**			-519% 51%	11% 8%	5% 5%
2019	· ·	A >		2019		* >		2019	• •	A >		2019	~ ~	• •	* >	2019	23%	8%	4%
2020 2021	1.	* *			4 V				4 +	4.4				1)				7% 6%	4% 4%
2022	4 🕶				*>				* >	**			~ ~	•			9%	6%	4%
2023 2024													1.					5%	3%
2025 2026	**	**	**	2025		**	**	2025	**	**	**	2025	• • • • • • • • • • • • • • • • • • •	•	**	2025	6%	5% 5%	3%
								Sut	15 d 0.48 He (0.48 Abs Pli osidy at E0 per u Sustain 10%	wellings (15 Hou- ctare site @(35 I fross profit: (20' corption: 50 unit: anning gain at 10 nit (rent) & E0 p abbility at £1800 a Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. D0% er unit (interme	diate)							
	Valu	e Area: 0			Valu	e Area: 0			Val	ue Area: 0	erriieulate)		Valu	e Area: 0			Valu	ue Area: 0	
	Gro Abs Plannii Su Susta	vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hou	sing		Gro Ab: Plannii Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous	sing		Gr Al Plann Si Sust	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		O site Gro Ab: Plannii Su Susta	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hour	sing		Gro Ab: Plannii Su Susta	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 ardable Hous 0	ing
TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	BDI		TEST	15 SHEET 1	CTION TO AFFORI	DARLE
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0	-	-	-	0		-	-	0 0	-	-	-	0 0 0	-	-	-	0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0			-	0		-	-	0	-	-	-	0			-	0	0%	0%	0%
0	-	-		0		-		0	-		-	0	-	-		0	0%	0%	0%
0				0	-	-	-	0		-	-	0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ō				o				ō				ō				ő	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0	-	-		0	-	-	-	0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
									F	Jalue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 fanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0								

15 dwelli 0.48 Hectare Gros Absorpi Planni Subsidy at £0 per unit Sustainabil 10% Aff	ngs (15 Houses s site @(35 DPH) s profit: (25%) tlon: 50 units p.a. ng gain at 100% ('(rent) & £0 per unit (in lity at £1800 per unit ordable Housin Rent to Intermer	dph. Intermediate) It	Subsid	dwellings .48 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwelling 1.48 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 10% Affe	e Area: Five gs (15 House site @(35 D ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe perdable Hou Rent to Inte	es) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. if init (intermediater unit using	e) Subsid	dwelling 0.48 Hectare : Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	S.) PH) dph. a. it (intermediate) unit sing
TEST 16 SHEET 1			TEST	16 SHEET 1		•		16 SHEET 1		·		16 SHEET 1		•		16 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	A)		2010 2011	**	A)	* >	2010	• •	A)	A)	2010 2011	**	**	4.7	2010	28%	10%	8% 8%
2012	(*		2012	**	*)	4)	2012	**	*)		2012	**	**	1.	2012	250%	14%	9%
2013	(*		2013 2014	**	*>	4)	2013	**	A)	A)	2013 2014	**	**	(*	2013	-57599%	15% 15%	9% 9%
2015	**		2015	**		.,	2015	**	**	4)	2015	•••	**		2015	-22%	37%	13%
2016	**		2016	**	**	A)	2016	**	**	A >	2016	**	**	1.4	2016	-27% -42%	33%	12%
2017	**		2017 2018	**	(*	A)	2017	**	1.4	A)	2017 2018	**	**	1.	2017	-42%	25% 21%	11% 10%
2019	• •		2019	• •	* >		2019	* *	4.4	4.)	2019	• •	* *	٠,٠	2019	171%	17%	9%
2020	(v		2020 2021	**	4)	4)	2020	**	A)	A)	2020 2021	**	**	A)	2020	46% 26%	15% 13%	8% 8%
2022	A)	* >	2022	* >	* >	* >	2022	4.4	*>	* >	2022	**	**	.,	2022	20%	12%	7%
2023	**		2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	**	()	**	2023 2024	15% 14%	11% 10%	7% 7%
2025	**	**	2025	* >		**	2025	* >	**	**	2025	**	4.)	**	2025	14%	10%	7%
2026	**	**	2026	* >		**	2026			1	2026	**	• • •	**	2026	13%	10%	7%
	1																	
								Valu	e Area: Five	ermediate)								
15 dwelli 0.48 Hectare	ngs (15 Houses site @(35 DPH)) dph.	0	dwellings	(15 House lite @(35 DE	s) PH) dph	0	dwelling	site @(35.D	s) PH) dph	0	dwelling	s (15 House site @(35 D	s) PH) dph		dwelling 0.48 Hectare	s (15 Houses	s) PH) dph.
Gros	s profit: (17%)			Gross	profit: (17%)			Gross	profit: (17%)		_	Gross	profit: (17%)			Gross	profit: (17%)	
				Absorptio Planning	n: 50 units p.; gain at 100%	B.		Absorpt Plannir	ion: 50 units p. ig gain at 1009	a. 6								
			Subsid	dy at £0 per unit (rent) & £0 per ur	nit (intermediate	e) Subsi				Subsid				e) Subsid			
10% Aff	ordable Housin	ng		10% Affor	rdable Hou	sing		10% Aff	ordable Hou	ısing		10% Affo	rdable Hou	ısing		10% Affo	rdable Hou	sing
70:30 (Social TEST 17 SHEET 1	Rent to Interme	diate)	7C TEST): 30 (Social F 17 SHEET 1	ent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)	TEST): 30 (Social I 17 SHEET 1	Rent to Inte	rmediate)	TEST.	0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		1		PDL			REDUC	CTION TO AFFOR	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 15%	MIDDLE 9%	UP 7%
2011	**	**	2011	A.)		**	2011		**	**	2011	• •	()	**	2011	15%	9%	7%
2012	**	**	2012 2013	**	**	**	2012	* *	**	**	2012 2013	**	()	**	2012	27% 31%	11% 11%	8% 8%
2014	A)		2014	••			2014	••	A >	* >	2014	**	4.4	* >	2014	31%	12%	8%
2015	(*		2015 2016	**	A)	4)	2015	**	4.4	*>	2015 2016	**	**	(*	2015	-128% -1826%	19% 18%	10%
2017	1.4	A >	2017	* *	*	A >	2017	**	* >	A >	2017	* *	* *	.,	2017	95%	15%	9%
2018	A)		2018 2019		*)	* >	2018	**	A)	A)	2018 2019	**	**	A)	2018	42% 27%	14%	9% 8%
2020	**	**	2020	A >	**	**	2020		**	**	2020	• •	()	**	2020	21%	11%	8%
2021	**		2021 2022	* >	**	**	2021	A >	**	**	2021 2022	**	()	**	2021	15%	10%	7% 7%
2023	**	**	2023	A)	**	**	2023	* >	**	**	2023	4.4	**	**	2023	12%	9%	7%
2024	**		2024 2025	**	**	**	2024	**	**	**	2024 2025	++	**		2024	11%	9% 9%	6%
2026	**	**	2026	**	**	**	2026	**	1 Analue Area: F	**	2026	()	* *	**	2026	11%	9%	6%
O d O si G A Planr	lue Area: 0 Iwellings (0) te @(0) dph. ross profit: 0 stoorption: 0 ing gain at 0%			dwo O site Gro: Abs Plannin	e Area: 0 ellings (0) @(0) dph. ss profit: 0 corption: 0 g gain at 0%	_	Sut	Abb Pi psidy at E0 per u Sustai 109 70:30 (S Val dv 0 Sit Gr At	ability at £1800 a Affordable He ocial Rent to Inti ue Area: 0 wellings (0) e @(0) dph. ossprofit: 0 osorption: 0 ing gain at 0%	%) s p.a. D0% per unit (interme) per unit ousing	ediate)	dw O site Gro Ab Planni	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%	_		dw O site Gro Ab: Plannii	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%	
	Subsidy at 0 tainability at 0				bsidy at 0 inability at 0			Suct	ubsidy at 0 ainability at 0				ibsidy at 0 anability at 0				ibsidy at 0 inability at 0	
	ordable Housing	g		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing			rdable Hou	sing		0% Affor	dable Hous	ing
TEST 18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
I	GREENFIELD				INDUSTRIAL1	1	4		INDUSTRIAL2		1		PDL		4		CTION TO AFFOR	
DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 _	-	-	0	_	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		0	-	-		0	-	-		0				0	0%	0%	0%
0 _	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -			0	-		-	0	-	-		0		-	-	0	0%	0%	0%
0	-	-	0	-		-	0	-	-		0		-		0	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		-	0				0				0				0	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0 -			0	-			0	-			0	-			0	0%	0%	0%
0	-	-	0	_	-	-	o	-	-	-	0	-	-	-	0	0%	0%	0%
0 _		-	0	-	-		0	-	- Value Area:	0	0	-	-		0	0%	0%	0%
								F	O dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho)).)) 0								

Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Afforable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
EST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0	0		0 0% 0% 0%
	0	0	0 <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
 			°	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
	0		o <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0		0	0 0% 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	Value Area: 0	0	0 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
	TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
	0	·		0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
	0	0	·	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	0		0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 devellings (0) 0 site wi(0) dph. Gross profit: 0 Association 0 of, purpose of the control of th		- 00 00

Figure 57 - Sensitivity Testing

Value Area: Five		y Testi	Area: Five			Volum	Area: Five			Value	Area: Five			Value	Area: Five	
50 dwellings (50 Houses)		50 dwelling	s (50 House			50 dwellin	gs (50 Hous			50 dwellin	gs (50 Hous	es)		50 dwellin	ngs (50 House	
1.11 Hectare site @(50 DPH) dph. Gross profit: (20%)	1.		rofit: (20%)		'	Gross	site @(50 Di		1		profit: (20%)		1	Gross	site @(50 DP profit: (20%)	
Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Cudenia	Absorption Planning by at £0 per unit (n	n: 50 units p.a gain at 100%		e) Codenii	Plannin	on: 50 units p. g gain at 100% (rent) & £0 per u		Cuboic	Absorpti Plannin dy at £0 per unit	on: 50 units p. g gain at 100%	5	(a) Subold	Plannin	on: 50 units p.a g gain at 100% rent) & £0 per unit	
Sustainability at £1800 per unit 20% Affordable Housing	Subsic		at £1800 per	unit	:) Subsi	Sustainabili	ty at £1800 per ordable Hou	unit	Subsil	Sustainabilit	y at £1800 per rdable Hou	unit	e) Subsid	Sustainabilit	ty at £1800 per ordable House	unit
70:30 (Social Rent to Intermediate)		: 30 (Social R					Rent to Inter): 30 (Social I					Rent to Interr	
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFORE	UP
1010 VV VV A)	2010 2011	**	<u>.</u>	A)	2010	**	**	A >	2010 2011	**	**		2010	281% 2514%	55% 63%	38% 41%
1012	2012 2013	**	**	4)	2012	**	**	A >	2012 2013	**	**	**	2012	-279% -230%	79% 85%	46% 47%
014	2014 2015	**	**	A)	2014 2015	• •	* *	(*	2014 2015		**	**	2014 2015	-108% -70%	138% 382%	54% 65%
016	2016 2017	**	**	(v	2016	• •	* *	(*	2016 2017		**		2016	-84% -117%	276% 174%	60% 53%
1018	2018 2019	**	**	A)	2018	**	• •	A P	2018 2019	• •	• •	**	2018	-201% -785%	121%	48% 43%
1020 VV VV A)	2020 2021	••	••	A)	2020	••	V V	A):	2020	••	••	(+	2020	425%	76%	40%
1022 VV VV A)	2022	**	A)	A)	2022	**	1 *	A)	2022	**	**	A)	2022	112%	57% 53%	34%
1024	2024	**	* >		2024	**	4.4	A >	2024	**	**	A >	2024	78% 72%	51%	32%
1025 · · · · · · · · · · · · · · · · · · ·	2025 2026	**	A)	4.)	2025 2026	**	(v	A)	2025 2026	**	**	A)	2025 2026	71%	50% 52%	32% 32%
Value Area: Five 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph.	1.	50 dwelling .11 Hectare s	ite @(50 DF	es) PH) dph.		1.11 Her C Abs Pla sidy at £0 per u Sustair 20% 70:30 (S Value 50 dwellir .11 Hectare	wellings (50 Ho. ctare site @(50) cross profit: (20) corption: 50 unit: anning gain at 10 nit (rent) & E0 p abbility at £1800 c Affordable Ho ccial Rent to Int e Area: Five gs (50 Hous site @(50 D)	OPH) dph. 6) i p.a. 10% or unit (interme per unit using ermediate)		50 dwellin .11 Hectare	gs (50 Hous gs (50 D)	es)	1	50 dwellin 1.11 Hectare	9 Area: Five ngs (50 House site @(50 DP	rs) H) dph.
Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)		Gross p Absorption Planning dy at £0 per unit (n	rofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per un	i. it (intermediate		Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per un	a. iit (intermediate)		Gross Absorpti Plannin dy at £0 per unit i	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u	a. Snit (intermedial		Gross Absorpti Plannin Iy at E0 per unit (i	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per unit	t (intermediate)
Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Affor 30 (Social R	at £1800 per dable Hou ent to Inter	sing		20% Affo 30 (Social	ty at £1800 per ordable Hou Rent to Inter	sing	70	20% Affo 30 (Social I	y at £1800 per rdable Hou Rent to Inter	ısing	7	20% Affo 0:30 (Social I	ty at £1800 per o ordable Hous Rent to Interr	ing
FEST 2 SHEET 1 GREENFIELD	TEST :		INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		CTION TO AFFORE	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP (*	2010	DOWN 406%	MIDDLE 57%	UP 39%
	2011 2012	**	**	A)	2011	**	**	* *	2011 2012	**	**	**	2011	-1041% -247%	67% 81%	43% 46%
1013	2013 2014	**	**	4 ¥	2013	**	**	4 P	2013 2014	**	**	**	2013	-163% -90%	98% 177%	49% 57%
015 · · · · · · · · · · · · · · · · · · ·	2015 2016	**	**	4.7	2015 2016	**	* *	(v	2015 2016	**	**	• •	2015 2016	-75% -91%	323% 232%	62% 57%
017 VV VV (V	2017 2018	**	**	*)	2017	**	* *	A }	2017 2018	**	**	• •	2017	-134% -262%	152% 109%	51% 46%
019	2019 2020	**	**	A)	2019	• •	* *	A >	2019 2020		**	1 *	2019	-12192% 287%	86% 72%	42% 39%
021 vv vv A)	2021	**	(v A)	A)	2021	**	**	A }	2021	**	**	(v	2021	147%	62% 55%	36% 34%
023	2023	**	A)	A)	2023	• • •	1+	A P	2023		- ;;	A)	2023	83%	52% 50%	33%
025	2025 2026	**	4)	A)	2025	•••	(*	A >	2025 2026	**	•••	4)	2025	71%	51% 54%	32% 31%
1026	2026	**			2026		lue Area: F		2026	v	•••		2026	70%	54%	3176
Value Area: Five 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph.	1	Value 50 dwelling .11 Hectare s	Area: Five	es)		1.11 Her C Abs sidy at £0 per u Sustair 20% 70:30 (S Value 50 dwellir	ctare site @(50 l fross profit: (20' corption: 30 unit: anning gain at 10 nit (rent) & E0 p nability at E1800 a Affordable Ho ccial Rent to Int e Area: Five ngs (50 Hous site @(50 Di	OPH) dph. 6) i p.a. 10% er unit (interme per unit using ermediate)		Value 50 dwellin .11 Hectare	Area: Five	es)		50 dwellin	e Area: Five gs (50 House site @(50 DP	S)
Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate) Subsidy at £0 per unit (intermediate) Sustalinability at £1800 per unit		Gross p Absorption Planning dy at £0 per unit (n Sustainability	rofit: (20%) n: 70 units p.a gain at 100% ent) & £0 per un at £1800 per	it (intermediate		Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per unity at £1800 per	a. iit (intermediate) unit		Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per u y at £1800 per	a. hit (intermediat		Gross Absorpti Plannin Iy at £0 per unit (i Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unit ty at £1800 per	t (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70	20% Affor 0:30 (Social R	dable Hou	sina	70	20% Affo 0:30 (Social	Rent to Inter	sing		20% Affo 30 (Social I	rdable Hou	ısing	7	20% Affo 0:30 (Social I	Rent to Interr	ing
GREENFIELD GREENFIELD DOWN MIDDLE	rEST :	3 SHEET 1	INDUSTRIAL1	JID	TEST	3 SHEET 1	INDUSTRIAL2	LID	TEST	3 SHEET 1	PDL MIDDLE	LID	TEST	3 SHEET 1 REDU	CTION TO AFFORE)ABLE
DOWN MIDDLE UP	2010 2011	DOWN	MIDDLE	UP A >	2010	DUWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP 1 *	2010	288% 1009%	55% 61%	UP 38% 40%
012 VV VV (V 013 VV VV (V	2012 2013	* *	**	A)	2012 2013	**	**	A } A }	2012 2013	**	**	**	2012 2013	-269% -211%	79% 87%	46% 47%
1014	2014 2015	**	**	* *	2014 2015	**	**	(v	2014 2015	**	**	**	2014 2015	-120% -66%	125% 479%	53% 67%
016 VV VV VV	2016	**	**	4 >	2016	Ť	Ť	(¥	2016 2017	**	**	**	2016	-78% -106%	338% 199%	62% 55%
1019	2018 2019 2020	**	-:-	4)	2018	- ;;	Ü	A P	2018 2019	- ;;	-:-	**	2018	-169% -447%	134% 99%	50% 45% 41%
1020	2020 2021 2022	**	- ;;	4)	2020 2021 2022	Ü	Ü	A } A }	2020 2021 2022	- ; ;	- ţţ	(v	2020 2021 2022	204%	81% 69% 60%	41% 38% 35%
1022 VV VV A)	2022 2023 2024	**	(v	A)	2022 2023 2024	- ; ;	(v	A) A)	2022 2023 2024	- ; ;	**	A)	2022 2023 2024	90% 81%	60% 53% 52%	35% 33% 33%
1025 VV (V A)	2025 2026	**	A)	A)	2024	**	1 7	A)	2024 2025 2026	**	**	A)	2025	74% 72%	52% 50% 52%	32% 32%
					Sub	50 d 1.11 He C Abs Pla sidy at E0 per u Sustair 20%	wellings (50 Houctare site @(50 Houctare site @(50 Houctare site) siross profit: (20 Houctare site) sironing gain at 11 Houctare site (12 Houctare site) ability at £1800 cocial Rent to Intercept	ses) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	ediate)							



50 dwe 1.11 Hecta Gr Absor Plan Subsidy at £25000 per	lue Area: Five ellings (50 Hous re site @(50 Di oss profit: (20%) rption: 50 units p. unit (rent) & £22000 per	es) PH) dph. a. unit (intermediate)		dwelling .11 Hectare s Gross Absorption Planning at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermedia		dwelling .11 Hectare Gross Absorpt Plannir at £25000 per unit	gs (50 House gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £22000 pe	S) PH) dph. a. b. r unit (intermediate		dwelling .11 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 po	es) PH) dph. .a. 6 r unit (intermedi		dwelling 1.11 Hectare Gross Absorpti Plannin y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. I. unit (intermediate
20% A	bility at £1800 per ffordable Hou al Rent to Inter	ising	70	20% Affo 30 (Social F	y at £1800 per rdable Hou	sing	70	20% Aff	ty at £1800 pe ordable Hou Rent to Inte	ising	70	20% Affo 30 (Social I	y at £1800 pe ordable Hou Pent to Inte	using	7	20% Affo 0:30 (Social	ty at £1800 per ordable Hou Pent to Inter	sing
TEST 7 SHEET 1	GREENFIELD	mediate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1	PDL	illediate)		7 SHEET 1	CTION TO AFFOR	
DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	A)	2010 2011	**	A)	A P	2010	• •	(v	A P	2010 2011	**	**	A)	2010	1521%	39% 44%	29% 31%
2012	**	*)	2012 2013	**	**	A)	2012	**	**	A P	2012	**	**	**	2012	-169% -139%	55% 59%	35% 35%
2014	• •	(+	2014 2015	**	**	A)	2014	• •		4.5	2014 2015	• •	••	••	2014	-66% -44%	95%	41% 50%
2016		(*	2016				2016	**	**	(*	2016				2016	-54%	197%	46%
2017	**	4.4	2017 2018	**	**	A }	2017	**	**	A)	2017 2018	**	**	**	2017	-77% -135%	125% 88%	42% 38%
2019	**	A)	2019 2020	**	1.	A)	2019	**	**	A)	2019 2020	**	**	17	2019	-542% 300%	69% 58%	35% 32%
2021	* *	* >	2021	• •	A >		2021	* *	4.4	* >	2021	• •	• •	A >	2021	124% 82%	50%	30%
2022	(*	A >	2022 2023	• •	A)	* >	2022	• •	A)	A)	2022 2023			A >	2022	65%	45% 41%	29% 28%
2024	(*	4)	2024 2025	(*	4)	A)	2024	• •	A)	A F	2024 2025	**	**	A >	2024 2025	59% 56%	40% 40%	27% 27%
2026	1.4	*)	2026	- (+	4)	*	2026		alue Area: F	* >	2026	- ;;	- ;;	۸)	2026	54%	41%	27%
50 dwe 1.11 Hecta Gr Absor Plan Subsidy at £36000 per Sustaina 20% A 70:30 (Soci	lue Area: Five illings (50 Hous re site @(50 Di oss profit: (20%) rption: 50 units p. unit (rent) & £24000 per ibility at £1800 per ffordable Hou al Rent to Inter	es) PH) dph. a. cunit (intermediate) cunit	Subsidy	dwelling .11 Hectare s Gross Absorptic Plannia at £34000 per unit Sustainabilit 20% Affo 0:30 (Social F	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit	1 to) Subsidy	Sustai 209 70:30 (S Valu dwelling .11 Hectare Gross: Absorpt Plannir at £36000 per unit Sustainabilli 20% Affa 2:30 (Social	init (rent) & E22 nability at E1800 6 Affordable He locial Rent to Int e Area: Five gs (50 House site @(50 D is profit: (20%) lon: 50 units p. g gain at 1009 (rent) & E24000 pe ty at £1800 pe Try at E1800 Pe Rent to Inte	per unit susing ermediate) S) PH) dph. a. b. c unit (intermediate c unit	1.) Subsidy	Value dwelling .11 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affe	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedit r unit using	ate) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabilii 20% Affo 0:30 (Social	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. I. unit (intermediate unit sing
TEST 8 SHEET 1	GREENFIELD			8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1	CTION TO AFFOR	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 134%	MIDDLE 33%	UP 26%
2011	**	A)	2011	**	4)		2011	* *	1 *	A)	2011	**	**	(*	2011	1179%	38% 47%	28%
2013	**	*)	2013		1.	*)	2013	**	**	A >	2013	**			2013	-130%	50%	31%
2014	**	4.4	2014 2015	••	• • •	A >	2014	**	• •	4.4	2014 2015	**	**		2014	-52% -35%	81% 232%	37% 45%
2016	••	(+	2016 2017	••	••	A.)	2016	••	••	A)	2016 2017	••	**	V V	2016 2017	-44%	169%	42% 38%
2018	- ;;	A)	2018	- ;;		A }	2018	**	- ;;	A >	2018	- ;;	- ;;	- ;;	2018	-113%	77%	35%
2019	**	* >	2019 2020	**	* * *	A)	2019	**	**	A F	2019 2020	**	**	(+	2019	-459% 257%	61% 52%	32% 30%
2021	1 *	A)	2021 2022	**	A)	A)	2021	**	4.7	A)	2021 2022	• •	**	A)	2021	107%	45% 40%	28% 27%
2023	4.4	* >	2023	**		A)	2023	~ ~	A.)	A >	2023		**	A >	2023	58%	38%	26%
2024	(*	*)	2024 2025	(*	A)	A)	2024	4.4	A)	A P	2024 2025	**	**	A)	2024 2025	53% 50%	37% 36%	26% 25%
2026	(*		2026	(•	A)		2026	1 *	alue Area: F	* >	2026	• •	• •	A.)	2026	48%	38%	25%
0 0 Pla Si 0% Af	falue Area: 0 dwellings (0) dph. Gross profit: 0 Absorption: 0 noning gain at 0% Subsidy at 0 ustainability at 0 fordable Hous	sing		dw 0 site Gro Abb Plannin Su Susta 0% Affor	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0	sing		Abis Plat E36000 per u Sustai 209 70:30 (S Val dv O Siti Gr Ai Plann S Sust	sctare site @(50 Scross profit: (20 Scorption: 50 unit anning gain at 1 init (rent). & Archael and his control	%) is p.a. job/s j		Valu dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 vellings (0) e @ (0) dph. ssprofit: 0 ssprption: 0 sspl at 0% dinability at 0 rdable Hous 0	iing
TEST 9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDU	CTION TO AFFOR	DABLE
0 DOWN	MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 -	-	-	0	-	-	-	0		-	-	0	- :		-	0	0%	0%	0% 0%
0 -		-	0	-	-		0		-	-	0	-	-		0	0% 0%	0% 0%	0% 0%
0 -		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		-	0	-			0				0				0	0%	0%	0%
0 -	-	-	0				0	-	-		0	-	-		0	0%	0%	0%
0 -		=	0	-	-	-	0	-			0	-			0	0%	0%	0%
0 -	-	-	0	-	-		0	-	-	-	0	-	-		0	0% 0%	0%	0% 0%
0 _		-	0	-	-		0			-	0	-			0	0% 0%	0%	0% 0%
0	-	-	0	-	-	-	0	-	Value Area:	0	0	-	-	-	0	0%	0%	0%
								ı	O dwellings (0) O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability al	0								

Value Area: 0	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 O'& Affordable Housing 0 0 TEST 10 SHEET 1 DOWN MICOLE UP 0	Value Area: 0
	0	O Value Area: O 0 devellings; (0) 0 site (iii (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	0	0 0% 0% 0%
Value Area: Five 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit; (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 50 per unit (level) 4.00 per unit (fermediate) 20%. Affordable Flousing 70:30 (Social Rent to Intermediate)	Value Area: Five dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rent) 4 60 per unit (rent) 4 60 per unit (rent) 50 units p.a. 20% Affordable Housing 70: 30 (Social Rent to Intermediate) TEST 11 SHEET.	Value Area: Five dwellings (50 Houses) 1.11 Hoctare site @(50 DPH) dph. Cross profits: (200). Absorption: 50 units p.a. Palaning gain at 100; 50 units p.a. State of the profit of the p	Value Area: Five dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (200) Absorption: 50 units p.a. Planning gain at 100; Subsidy at 60 per unit (well yet 60 per unit (well yet) Subsidiated by a 60 per unit (well yet) 70:30 (Social Rent to Intermediate) 75:51 15 MET.	Value Area: Five dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross portit: (20%) Absorption. 50 units p. a. Description of the property of the pr
GREENFIELD	NDUSTRIAL1 NDUSTRIAL1 UP	NNDUSTRIAL2 UP 2010	DOWN MIDDLE UP DOWN MIDDLE UP 2011 2012 2012 2013 2014 2015 2016 2017 2017 2017 2017 2019 2019 2019 2019 2019 2019 2019 2019	STREET S
Value Area: Five 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit; 2007.	Value Area: Five dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (205)	Value Area: Five 50 dwellings (60 DPH) gh. Gross profit: (20%) Absorption: 50 units p. a. Planning gian at 100% Subsidy at E0 per unit (rent) & E0 per unit (interme substainability at E0 per unit (interme substainability at E0 per unit (interme substainability at E0 per unit (intermediate) 70.30 (Social Rent in Intermediate) Value Area: Five dwellings (50 Houses) 1.11 Hoctare site @(50 DPH) dph. Gross profit: (20%)	Value Area: Five dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%)	Value Area: Five dwellings (60 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%)
Absorption: 50 units p.a. Planning gain at 100% Subsidy at 50 per unit (ren) 4.0 per unit (rent) 4.0 per unit (rent) Subsidy at 50 per unit (rend) 4.0 per unit (rentermediate) 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 GREENFELD	Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 40 per unit (rent) & 40 per unit (rent) Statishinability at 60 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 INDUSTRIAL1	Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rent) & 60 per unit (rent) & 60 per unit (rent) Subsidy at 60 per unit (rent) & 60 per unit (principal) 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 INOUSTRIAL2	Absorption: 50 units p.a. Planning gain at 100% Subsidy at 10 per unit (rent), 4 E0 per unit (rent), 4 E0 per unit (rent), 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 POL	Absorption: 50 units p.a. Planning gain at 1009. Subsidy at 100 per unit (rent). 400 per unit (nemediate) Subsidy at 100 per unit (rent). 400 per unit (nemediate) 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET REDUCTION TO AFFORDABLE
DOWN MIDGLE UP 2011 2011 2013 2013 2013 2014 2015 2016 2017 2018 2019 2020 2020 2021 2022 2022	DOWN MIDDLE UP 2010 2011 2011 2012 2012 2013 2013 2014 2015 2014 2016 2016 2017 2017 2017 2019 2019 2019 2019 2019 2019 2019 2019	2012	2012	2010 25% 25% 30% 20% 2011 55% 50% 30% 30% 30% 2011 55% 50% 30% 30% 2012 55% 50% 27% 44% 30% 2013 371% 13% 55% 2015 51% 2018 55% 50% 2016 90% 50% 2018 50% 2017 146% 30% 50% 2018 50% 20
2023	2023 -	2023 Value Area: Five So dwellings (80 DPH) gab. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at EO per unit (rent) & EO per unit (interme substantiality) at 100 per unit (20%) 20% Affordable Housing 7:0.30 (Social Rent) to Intermediate)	2024 •• •• •• •• •• •• •• •• •• •• •• •• ••	2023 76% 50% 32% 22% 2024 71% 48% 31% 31% 2025 67% 47% 31% 31% 2026 66% 50% 31%

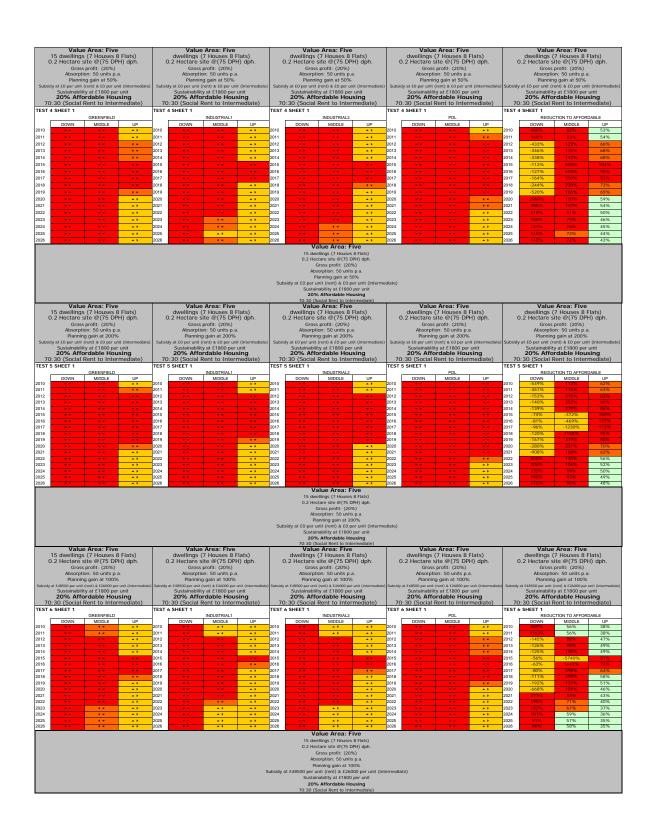
Subsit	50 dwellin .11 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per units at £1800 per prdable Hou	es) PH) dph. a. bit (intermediate runit	e) Subsi	dwelling .11 Hectare Gross Absorption Planning dv at £0 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe	gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 100/ (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. bit init (intermediate r unit using	e) Subsid	dwelling .11 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Ho	es) DPH) dph. a.a. unit (intermediate or unit unit	e) Subsid	dwelling 1.11 Hectare : Gross Absorptio Planning y at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate) unit sing
iESi	DOWN	GREENFIELD MIDDLE	UP	1231	DOWN	INDUSTRIAL1 MIDDLE	UP	1231	DOWN	INDUSTRIAL2 MIDDLE	UP	11231	DOWN	PDL MIDDLE	UP	1231	REDUC	MIDDLE	DABLE UP
2010	DOWN	MIDDLE	A)	2010	JOWN T	*)	A)	2010	DOWN	4 ×	A)	2010	DOWN	WIIDDLE	1.	2010	251% 2247%	48% 55%	33% 36%
2012	**	**	(*	2012	**	**	A)	2012	**		A)	2012	• • •		**	2012	-250% -205%	70%	40% 40%
2014	**	**	(*	2014	**	**	4)	2014	**	***	4)	2014	**	- ; ;	***	2013	-96%	120%	47% 56%
2016	**			2015 2016	**	**	4 ¥	2015 2016	**	~~	1.	2015 2016	**	**	**	2016	-62% -74%	335% 241%	52%
2017 2018	**	**	4)	2017 2018	**	* *	4)	2017 2018	**	**	4)	2017 2018	**	**	**	2017 2018	-103% -177%	151% 105%	46% 41%
2019 2020	**	**	* >	2019 2020	**	**	A)	2019 2020	**	**	* >	2019	**	**	17	2019 2020	-689% 371%	80% 66%	37% 34%
2021 2022	• •	• •	A)	2021	**	4+	4)	2021	• •	4.4	4)	2021	**	**	A)	2021 2022	151% 96%	57% 50%	31% 29%
2023 2024	• •	(*	4)	2023 2024	**	A)	4)	2023 2024	**	A)	4)	2023	* *	· ·	A)	2023 2024	75% 68%	45% 44%	28% 28%
2025 2026	* *	(*	4)	2025 2026	(v	A)	4)	2025 2026	**	4) (v	4)	2025 2026	* *	**	A)	2025 2026	63% 62%	43% 46%	27% 27%
1	50 dwellin .11 Hectare s	e Area: Five gs (50 Hous site @(50 Di profit: (20%)	es)	1	dwelling .11 Hectare	• Area: Five s (50 House: site @(50 DF profit: (20%)	5)		Ab: Pi sidy at £0 per u Sustai 20% 50:50 (S Value dwelling .11 Hectare	crare site @(50 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & £0 pnability at £1800 6 Affordable He social Rent to Interest of 50 House site @(50 D s profit: (20%)	%) s p.a. 00% per unit (interm per unit pusing permediate) s)		dwelling .11 Hectare	• Area: Fiv s (50 House site @(50 E profit: (20%)	es) DPH) dph.	1	dwelling 1.11 Hectare :	Area: Five s (50 House: site @(50 DF profit: (20%)	s) PH) dph.
	Absorption Planning By at £0 per unit (Sustainabilit	on: 50 units p g gain at 100% (rent) & £0 per un ry at £1800 per prdable Hou	init (intermediate r unit using		Absorption Planning dv at £0 per unit i	on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	it (intermediate unit sing		Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe	ion: 50 units p. ng gain at 1009 (rent) & £0 per u lty at £1800 pe ordable Hou Rent to Inte	6 nit (intermediate r unit ising		Absorpti Plannin dv at £0 per unit	on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Ho	o.a. % unit (intermediate er unit using		Absorption Planning v at £0 per unit (r	on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	it (intermediate) unit sing
TEST	14 SHEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE .	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 175%	MIDDLE 31%	UP 21%
2011 2012	* *	**	<u> </u>	2011 2012	**	4) (v	<u> </u>	2011 2012	**	4 *	<u> </u>	2011	* *	* * * *	(*	2011 2012	1570% -175%	36% 45%	22% 25%
2013 2014	**	**	a) a)	2013 2014	**	4 *	^) ^)	2013 2014	**	**	<u> </u>	2013 2014	**	~ ~ ~ ~	**	2013 2014	-143% -66%	49% 76 %	25% 29%
2015 2016	**	• •	(*	2015	**	* *	A)	2015 2016	• •	• •	A)	2015 2016		**	**	2015 2016	-42% -50%	216% 152%	34% 31%
2017	• •		.)	2017	**	**	A)	2017	• •		A)	2017				2017	-69% -116%	93%	27% 24%
2019	**	••	A)	2019	**	4.4	A)	2019	**	4 +	A)	2019	**	**	4)	2019	-444% 235%	50% 41%	22% 20%
2021	**	1.0	A)	2021	• • •	A) A)	A)	2021	**	A)	A)	2021	• • •		A)	2021	92%	34%	18%
2023 2024	**	A)	4)	2023	(v A)	A)	* >	2023	**	A)	4)	2023	**	**	A.):	2023	47% 42%	28% 27%	16%
2024 2025 2026	••	4)	4)	2025	4)	4)	4)	2024	1.	4)	4)	2024	**		4)	2024	39% 39%	27% 27% 28%	16%
	0 dw 0 site	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0			dw 0 site	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0		Sut	50 c 1.11 He Ab: PI ssidy at E0 per c Sustai 209 0:100 (5 Val dv 0 Sit	alue Area: F twellings (50 Ho Gross profit: @(50 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E0 in nability at £1800 6 Affordable Hu Social Rent to Inti- lue Area: 0 wellings (0) te @(0) dph. oss profit: 0	uses) DPH) dph. %) s p.a. DD% per unit (interm pusing	nediate)	dw 0 site	ue Area: 0 rellings (0) re @(0) dph. rss profit: 0			dw 0 site	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0	
TECT	Abs Plannii Su Susta	ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous	sing	TEST	Ab Planni Su Susta	iss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0	sing	TEST	At Plann S Sust	oss profit: 0 bing gain at 0% subsidy at 0 sainability at 0 prdable Hou	sing	TEST	Ab Planni Su Susta	ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou		TEST	Ab: Plannii Su Susta	sorption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hous	sing
	DOWN	GREENFIELD	UP	.231	DOWN	INDUSTRIAL1 MIDDLE	UP	- 231	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			MIDDLE	DABLE UP
0 0 0 0	- - - -	-	- - - -	0 0 0 0	- - - -	- - - -	-	0 0 0 0		-	-	0	- - - -	1 1 1 1 1	-	0 0 0 0	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%
0	-	-		0	-	-	-	0	-	-	-	0	=	-	-	0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-		0				0	0%	0%	0%
0	-		-	0	=	=		0	-	-	-	0		-		0	0%	0% 0%	0% 0%
									'	0 dwellings (0)	1								
										O site @(0) dpl Gross profit: (Absorption: O Planning gain at Subsidy at O Sustainability at Affordable Ho	0%								

50 dwelli 1.11 Hectare Gros Absorpi Planni Subsidy at £0 per unit Sustainabil 20% Aff 70:30 (Social	e Area: Five ngs (50 Houses) ngs (50 Houses) stre @(50 DPH) dph. sprofit: (25%) tion: 50 units p.a. ng gain at 100% (rent) a £0 per unit (intermediat try at £1800 per unit ordable Housing Rent to Intermediate)	e) Subsi	dwellings .11 Hectare s Gross p Absorptio Planning dy at £0 per unit (r Sustainability 20% Affor 0: 30 (Social R	profit: (25%) n: 50 units p.a gain at 100% ent) & £0 per un at £1800 per dable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsii	dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe 0: 30 (Social	i profit: (25%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Ho	es) PH) dph. .a. .k unit (intermediate) er unit using	Subsid	dwelling 11 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 20% Affo 1: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. a. init (intermedia r unit unit using	te) Subsid	dwelling 1.11 Hectare Gross Absorpt Plannit y at £0 per unit I Sustainabili 20% Affo 0:30 (Social	e Area: Five gs (50 House site @(50 DF s profit: (25%) ilon: 50 units p. ng gain at 100% (rent) & £0 per un tity at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. iit (intermediate) unit using
TEST 16 SHEET 1	GREENFIELD	TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	JCTION TO AFFOR	DARI F
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	v	2010	• • •		A)	2010	• • •	**	A)	2010 2011	**	**		2010	-695%	80%	41% 46%
2012	** **	2012 2013	* *	* *	A >	2012 2013	• •	* *	1 *	2012 2013	••	**	~ ~	2012 2013	-106% -97%	115% 131%	53% 54%
2013	**	2013	~ ~		* *	2013	**	**	**	2013	**	**		2013	-64%	336%	64%
2016	**	2015 2016	* *	**	**	2015 2016	* *	**	**	2015 2016	**	~ ~	~ ~	2015 2016	-47% -54%	-470% -1063%	83%
2016	***	2016	**		1.0	2016	**	- ;;	111	2016	**			2016	-68%	690%	63%
2018		2018	••	••	A)	2018	• •	* *	4 >	2018 2019	••	••	••	2018	-93% -152%	246%	55% 49%
2020	** **	2020	••	**	A >	2020	**	**	A.):	2020	**	**		2020	-409%	106%	44%
2021	** **	2021	**	**	A)	2021	**	**	A }	2021 2022	**	**	(*	2021	699%	84% 70%	40% 37%
2023	* * * * * * * * * * * * * * * * * * *	2023	~ ~	(•		2023	• •	**	A.):	2023	**	**		2023	132%	62%	35%
2024	** **	2024	**	1 *	4)	2024	**	**	A }	2024 2025		**	(*	2024	110%	60% 58%	34% 33%
2026	** **	2026	**	**	4)	2026	**	**	A)	2026	**	**	1,4	2025	94%	62%	33%
50 dwell 1.11 Hectare Gross Absorp Planni Subsidiya £ 0 per uli Sustaina 1.20% AT 1.	e Area: Five ngs (50 Houses) site @(50 DPH) dph. sprofit: (17%) ion: 50 units pa. ng gain at 100% eron) a tip per unit informediat profits Housing Rent to Intermediate) MDDLE UP THE STATE OF THE STATE OF THE STATE MODLE UP THE STATE OF THE STATE OF THE STATE THE STATE OF THE STATE OF THE STATE THE STATE OF TH	700 TEST 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	dwellings .11 Hectare s Gross p Absorption	roofit: (17%) ro	S) PH) dph. it (intermediate) it (intermediate) UP PH PH PH PH PH PH PH PH PH	70(TEST 2010 2011 2012 2013 2014 2017 2018 2019 20201	pi ssidy at £0 per u Sustai 209 70:30 (S Valu dwelling .11 Hectare Gross Absorpt Plannit	hability at £180 A Mrodable Hoolal Render Ho	00% per unit (interme oper unit (interme oper unit (interme oper unit (intermediate) be as) as	700 TEST 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020	dwelling 11 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	PH) dph. a. a. b. c. c. d. d. d. d. d. d. d. d	2010 2011 2012 2013 2014 2015 2016 2016 2017 2018 2019 2020 2021	dwelling 1.11 Hectare Gross Absorpt Plannir y at £0 per unit Sustainabil 20% Affe 0:30 (Social 17 SHEET 1	e Area: Five gs (50 House site @(50 Di) sp profit: (17%) ion: 50 units p. ya gain at 100% (cm.) & 10 per unit 100% (cm.)	S) PH) dph. a.
2023	(v A)	2023	**	* >	4)	2023	* *	A)	A >	2023 2024	••	••	A)	2023 2024	74%	49% 47%	32% 31%
2024	(v A)	2024		4)	4)	2024	**	4)	4)	2024	**		A)	2024	64%	46%	31%
Od Osi Gi A Planr S Susi	lue Area: 0 wellings (0) te @(0) dph. coss profit: 0 tosorption: 0 ting gain at 0% ubsidy at 0 ainabaltity at 0		dwe O site Gros Abs Plannin Sut Sustai	e Area: 0 Illings (0) @(0) dph. s profit: 0 orption: 0 g gain at 0% soldy at 0 nability at 0		Sut	Abbisidy at E0 per u Sustai 209 70:30 (S Val dv O sit Gr Al Plann S Sustai	nability at £180 5 Affordable H cocial Rent to H we Area: 0 wellings (0) e @(0) dph. coss profit: 0 cosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0	196) ts p.a. 00% per unit (interme 0 per unit ousing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubskldy at 0 inability at 0			dv O sit Gr Al Plann S Sust	vellings (0) te @ (0) dph. oss profit: 0 bsorption: 0 ining gain at 0% absidy at 0 alnability at 0	
0% Affo	ordable Housing		0% Afford	dable Hous	sing		0% Affo	rdable Hou	ising		0% Affor	rdable Hou	sing		0% Affo	ordable Hous	sing
TEST 18 SHEET 1		TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
DOWN	GREENFIELD MIDDLE UP	\exists	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	JCTION TO AFFOR	DABLE
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		o	-	-	-	0	-			0	-	-	-	0	0%	0%	0%
0 -		0	-		-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0		o	-			0	-			0			-	0	0%	0%	0%
0 -		0	-		-	0				0			-	0	0%	0%	0% 0%
0 -		0	-			0				0				0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0	-	-	-	0		-		0	-	-	-	0	0%	0%	0%
0		o		-	-	o	-			0	-			0	0%	0%	0%
0 _		0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0 -	1 1	0	-		-	0	-	-	-	0	-	-	-	0	0%	0%	0%
						_		Value Area	0								
								O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho	h. D O 0% t O								

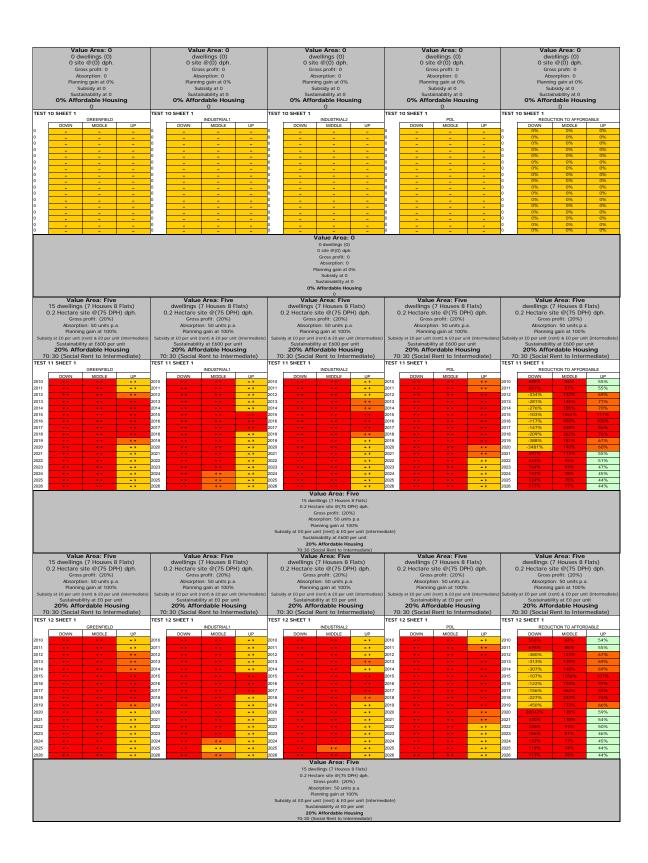
Value Area: 0												
	Value Area			alue Area: 0			Value Area:				ue Area: 0	
0 dwellings (0) 0 site @(0) dph.	dwellings 0 site @(0)	(0) dph		dwellings (0) site @(0) dph.			dwellings (0 0 site @(0) d)) ob		dw	rellings (0) e @(0) dph.	
Gross profit: 0	Gross profit	upii. · 0		Gross profit: 0			Gross profit:				ss profit: 0	
Absorption: 0	Absorption:			Absorption: 0			Absorption: 0				sorption: 0	
Planning gain at 0%	Planning gain a	at 0%		nning gain at 0%			Planning gain at	0%		Planni	ng gain at 0%	
Subsidy at 0	Subsidy at	0		Subsidy at 0			Subsidy at 0				ubsidy at 0	
Sustainability at 0 O% Affordable Housing	Sustainability 0% Affordable	at 0 Housing	0% Δt	stainability at 0 fordable Housir	na	0%	Sustainability a Affordable H	lousina		O% Affor	ainability at 0 rdable Hous	sina
0	0	riousing		0	·9		0	lousing			0	sii ig
TEST 19 SHEET 1	TEST 19 SHEET 1		TEST 19 SHEET			TEST 19 SHE			TEST 19	SHEET 1		
GREENFIELD DOWN MIDDLE UP	DOWN MIDI		DOWN	INDUSTRIAL2 MIDDLE	UP	DOV	PDL /N MIDDLE	UP	- г	DOWN	CTION TO AFFOR MIDDLE	DABLE
0	0		0 _	-	-	0 _	-	- 0	0	0%	0%	0%
0	0		0 _	-	-	0 _	-	-	0	0%	0%	0%
°	0	-	0 _	-	-	° -	-	-	0	0%	0%	0%
		-	-						-	0%	0%	0%
10	0 -		0 -			6			-	0%	0%	0%
0	0	-	0 _	-	-	0 _	-	-	0	0%	0%	0%
	0		0 _	-	-	0 _	-	-	0	0%	0%	0%
	0	-	0 _	-		° -		-	-	0% 0%	0% 0%	0% 0%
0	š <u></u>		0 -			ŏ <u> </u>			ő	0%	0%	0%
10	0 _	-	0	-		0			0	0%	0%	0%
0	0	-	0 _	-		0 _	_	-	0	0%	0%	0%
0	0		0 _			° -			0	0%	0%	0%
			0			-		-	-	0%	0%	0%
0	0		0 -			ō	-	-	ő	0%	0%	0%
				Value Area: 0 0 dwellings (0)								
			(Planning gain at 0% Subsidy at 0 Sustainability at 0 % Affordable Housi								
	Malera Assa	^		-1 0			\/-l	^	_	1/-1-		
Value Area: 0 0 dwellings (0)	Value Area			alue Area: 0			Value Area:				ue Area: 0	
0 dwellings (0) 0 site @(0) dph.	dwellings 0 site @(0)	(0) dph.	0	dwellings (0) site @(0) dph.			dwellings (0 0 site @(0) d)) ph.		dw 0 site	rellings (0) e @(0) dph.	
0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings 0 site @(0) Gross profit	(0) dph. : 0	0	dwellings (0) site @(0) dph. Gross profit: 0			dwellings (0 0 site @(0) d Gross profit:)) ph.		dw 0 site Gro	rellings (0) e @(0) dph. oss profit: 0	
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings 0 site @(0) Gross profit Absorption:	(0) dph. : 0	0	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0			dwellings (0 0 site @(0) d Gross profit: Absorption: 0	0) ph. o		dw O site Gro Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0	
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings O site @(0) Gross profit Absorption: Planning gain a	(0) dph. : 0 0 at 0%	0	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0%			dwellings (0 0 site @(0) d Gross profit: Absorption: 0 Planning gain at	0) ph. 0 0%		dw O site Gro Ab Planni Su	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0	
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings O site @(0) Gross profit Absorption: Planning gain a Subsidy at Sustainability	(0) dph. : 0 0 at 0% 0 at 0	O Pla Si	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% Subsidy at 0 istainability at 0			dwellings (0 0 site @(0) d Gross profit: 1 Absorption: 0 Planning gain at Subsidy at 0 Sustainability a)) ph.) 0%		dw O site Gro Ab Planni Su Susta	rellings (0) a @ (0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 alnability at 0	
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings O site @(0) Gross profit Absorption: Planning gain a Subsidy at Sustainability O% Affordable	(0) dph. : 0 0 at 0% 0 at 0	O Pla Si	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 noing gain at 0% Subsidy at 0 stainability at 0 fordable Housir	ng		dwellings (0 0 site @(0) d Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable H)) ph.) 0%		dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous	sing
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings 0 site @(0) Gross profit Absorption: Planning gain a Subsidy at Sustainability 0% Affordable 0	(0) dph. : 0 0 at 0% 0 at 0	0 Pla Si 0% Af	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% Subsidy at 0 stainability at 0 fordable Housir 0	ng	0%	dwellings (0 0 site @(0) d Gross profit: I Absorption: 0 Planning gain at Subsidy at O Sustainability a Affordable H)) ph.) 0%	TEST 20	dw O site Gro Ab Planni Su Susta O% Affor	rellings (0) a @ (0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 alnability at 0	sing
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings O site @(0) Gross profit Absorption: Planning gain a Subsidy at Sustainability O% Affordable	(0) dph. : 0 0 at 0% 0 at 0 Housing	O Pla Si	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% Subsidy at 0 stainability at 0 fordable Housir 0	ng		dwellings (0 0 site @(0) d Gross profit: I Absorption: 0 Planning gain at Subsidy at O Sustainability a Affordable H)) ph.) 0%	TEST 20	dw. O site Gro Ab Planni Susta O% Affor	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous	
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	dwellings 0 site @(0) Gross profit Absorption: Planning gain a Subsidy at Subsidy at Sustainability 0% Affordable 0 TEST 20 SHEET 1	(0) dph. : 0 0 0 at 0% 0 at 0 Housing	0 Pla Si 0% Af	dwellings (0) site @(0) dph. Sross profit: 0 Absorption: 0 nning gain at 0% Subsidy at 0 stainability at 0 fordable Housir 0	ng UP	0%	dwellings (0 0 site @(0) d Gross profit: Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable H 0	D) ph. D) 0% to lousing	TEST 20	dw 0 site Gre Ab Planni Su Susta 0% Affor 0 SHEET 1 REDU DOWN	veilings (0) a @(0) dph. bess profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous 0 CTION TO AFFOR	DABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD	dwellings O site @(0) Gross profit Absorption. Planning gain a Subsidy at Sustamability O% Affordable TEST 20 SHEET 1 INDUST DOWN MID O INDUST IND	(0) dph. : 0 0 0 at 0% 0 at 0 Housing	O Pla Si O% Af TEST 20 SHEET	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Anning gain at 0% Subsidy at 0 Istalnability at 0 Fordable Housir 0 INDUSTRIAL2		0% TEST 20 SHEE	dwellings ((0 site @(0) d Gross profit: 4 Absorption: 6 Planning gain at Subsidy at 0 Sustainability at Affordable H 0 TT 1 PDL IN MIDDLE	D) ph.	TEST 20	dw 0 sitt Gro Ab Planni St Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 ess p	DABLE UP 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP O	dwellings O site @ (0) Gross profit Absorption. Planning gain a Sustainability O% Affordable TEST 20 SHEET 1 BOUNN BOUN	(O) ddph. : 0 0 0 at 0 0 at 0 Housing	O Pla Si O% Af TEST 20 SHEET	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Anning gain at 0% Subsidy at 0 Istalnability at 0 Fordable Housir 0 INDUSTRIAL2		0% TEST 20 SHEE	dwellings ((0 site @(0) d Gross profit: 4 Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable H 0 TT 1 PDL IN MIDDLI -	D) ph. D) 0% to lousing	TEST 20	dw 0 site Gre Ab Planni Su Susta 0% Affor 0 SHEET 1 REDU DOWN	rellings (0) a @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% uibsidy at 0 sinability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD	dwellings O site @ (0) Gross profit Absorption. Planning gain is Sustainability O% Affordable O TEST 20 SHEET 1 INDUST DOWN MID O	(O) ddph. : 0 0 0 at 0 0 at 0 Housing	O Pla Si O% Af TEST 20 SHEET	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Anning gain at 0% Subsidy at 0 Istalnability at 0 Fordable Housir 0 INDUSTRIAL2		0% TEST 20 SHEE	dwellings ((0 site @(0) d Gross profit: 4 Absorption: 6 Planning gain at Subsidy at 0 Sustainability at Affordable H 0 TT 1 PDL IN MIDDLE	D) ph.	TEST 20	dw 0 sitt Grown Ab Planni St Susta 0% Affor DSHEET 1 REDU DOWN 0%	vellings (0) e @(0) dph. ess profit: 0 ess p	DABLE UP 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP O	dwellings O site @(0) Gross profit Absorption. Planning gain a Subsidy at Sustainability O% Affordable TEST 20 SHEET 1 DOWN MID DOWN	(O) ddph. : 0 0 0 at 0 0 at 0 Housing	O Pla Si O% Af TEST 20 SHEET	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Anning gain at 0% Subsidy at 0 Istalnability at 0 Fordable Housir 0 INDUSTRIAL2		0% TEST 20 SHEE	dwellings (C O site @(0) d Gross profit: (Absorption: C Planning gain at Subsidy at 0 Sustainability a Affordable H O C T 1 PDL (N MIDDL)	D) ph.	TEST 20	O'slittle Green Ab Planni Si Susta O'% Affoi Planni Si Susta O'% Affoi O'% O'% O'% O'% O'% O'% O'%	rellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 cridable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP O	dwellings O site @ (0) Gross profit Absorption. Planning gain a Sustainability O% Affordable O TEST 20 SHEET 1 NDUST DOWN MID O	(0) ddph. 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O Pla Si O% Af TEST 20 SHEET	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Anning gain at 0% Subsidy at 0 Istalnability at 0 Fordable Housir 0 INDUSTRIAL2		0% TEST 20 SHEI	dwellings (C) of Site @(0) d Gross profit: (Absorption: C) Planning gain at Subsidy at 0 Sustainability a Affordable F 0 CT 1 PDL (N) MIDDLE C C C C C C C C C C C C C C C C C C C	D) ph.	TEST 20	dW O slite Green Ab Planni St. Susta O% Affor O% Affor O% O% O% O% O% O% O% O% O%	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Obstantability at 0 OW Affordable Housing TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP DOWN MIDDLE UP DOWN IN INDLE UP DOWN IN IND	dwellings O site @(O) Gross profit Absorption. Planning gain is Subsidy at Su	(O) ddph, dph, dph, dph, dph, dph, dph, dph	0 Pla Si Si O% Aff TEST 20 SHEET - 0 DOWN - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nining gain at 0% subsidy at 0 stainability at 0 fordable Housir 0 (1) NOUSTRIAL2 MIDDLE		0% TEST 20 SHEI	dwellings (i O site @ (0) d Gross profit: I Absorption: C Planning gain at Subsidy at 0 Sustainability a Affordable F O N MIDDL N M MIDDL N MIDDL N MIDDL N MIDDL N M MIDDL N)) oph.)) oph.) oph	TEST 20	0 Situ 0	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP O O O O	dwellings O site @ (0) Gross profit Absorption. Planning gain a Sustainability O% Affordable O TEST 20 SHEET 1 ROUST DOWN MID O O O O O O O O O O O O O O O O O O O	(O) dph. dph. dph. dph. dph. dph. dph. dph.	0 Pla Si 0% Al TEST 20 SHEET ' DOWN 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 - 0 -	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Abso		0% TEST 20 SHEI	dwellings (t 0 Site @(0) d Gross profit: t Assorption: C Planning gain at Subsidy at 0 Sustainability a Affordable H 0 CT 1 PDL N MIDDLE)) bih. bih. bih. bih. bih. bih. bih. bih.	TEST 20	0 situ 0 susta 1 situ 0 susta 1 situ 0 situ	rellings (0) a e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Obstantability at 0 OW Affordable Housing TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP DOWN MIDDLE UP DOWN IN INDLE UP DOWN IN IND	dwellings O site @(O) Gross profit Absorption. Planning gain a Substay at Sub	(O) ddph, dd	DOWN 0	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nining gain at 0% subsidy at 0 stainability at 0 fordable Housir 0 (1) NOUSTRIAL2 MIDDLE		0% TEST 20 SHEI	dwellings (i O site @(0) d Gross profit: i Assorption: c Planning gain at Subsidy at 0 Sustainability a Affordable F O Sustainability a Middle F O Sustainability a FDL NN MIDDLE F O Sustainability a FDL NN MIDDLE F O Sustainability of T O Sus)) oph.)) oph.) oph	TEST 20	0 Situ 0	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings O site @ (0) Gross profit Absorption. Planning gain a Sustainability O% Affordable O TEST 20 SHEET 1 DOWN MID O O O O O O O O O O O O O O O O O O O	(O) dph. dph. dph. dph. dph. dph. dph. dph.	0 Pla Si 0% Al TEST 20 SHEET 0	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Abso		0% TEST 20 SHEI	dwellings (i O site @(0) d Gross profit: Absorption: 6 Absorption: 6 Planning gain at Subside V)) ph.	TEST 20	O's it of the control	rellings (0) = @(0) dph, uss profit: 0 sorption: 0 mg gain at 0% bissidy at 0 iniability at 0 ordable House 0 mc mobile 10 mg gain at 0% of dable House 0 mg gain at 0% of dable House 0 mg gain at 0% of dable 10 mg gain at 0 mg	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings O site @ (0) Gross profit Absorption. Planning gain a Sustainability O% Affordable O TEST 20 SHEET 1 NDUST DOWN MID O O O O O	(O) dph. dph. dph. dph. dph. dph. dph. dph.	DOWN 0	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% subsidy at 0 stainability at 0 ordable Housir Old Housir		0% TEST 20 SHEI	dwellings (i O site @(0) d Gross profit: Absorption: 6 Planning gain at O Sustainability a Affordable H O Sustainability a Millout Mil)) bih. bih. bih. bih. bih. bih. bih. bih.	TEST 20	O shitch of the control of the contr	rellings (0) a @(0) of the control o	DABLE UP 076 076 076 076 076 076 076 076 076 076
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Ostice @(0) Os	(O) dph. (10) dp	0 Plan State Country C	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% subsidy at 0 stainability at 0 ordable Housir Old Housir	UP	0% TEST 20 SHEI	dwellings (t 0 site @(0) d 0 site and a site site an)) oph.)) oph.)) oph.)) oph.)) oph.)) oph.)) ousing	TEST 20	dw O shitch of Care Care Care Care Care Care Care Care	vellings (0) = @(0) dph. ssprotts 0 sorption: 0 ng again at 0% sisady at 0 ng again at 0% sisady at 0 sinability at 0 rdable House 0 OCTON TO AFFOR MICOLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 096 096 096 096 096 096 096 096 096 096
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings O site @(0) Gross profit Absorption. Planning gain is Subsity at O% Affordable O% Affordable O% Affordable O = INDUST DOWN MID O = INDUST O = INDUS	(O) dph. (10) dp	0 Pla Si 0% Al TEST 20 SHEET 0	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% subsidy at 0 stainability at 0 ordable Housir Old Housir		0% TEST 20 SHEI DOV	dwellings (t 0 site @(0) d 0 site and a site site an)) ph.	TEST 20	Own Control of the Co	rellings (O) a @(O) of the Color of the Colo	DABLE UP 096 096 096 096 096 096 096 096 096 096
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @(0) Osite @ 0) Osite @ 0) Osite @ 0) Osite @ 0) Osite @ 0 Osite @ 0site @ 0si	(O) dph. (10) dp	0 Plas Signature	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% subsidy at 0 stainability at 0 ordable Housir Old Housir	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 200	O Shift of S	vellings (0) = @(0) dph. ssp profit: 0 sorption: 0 ng gain at 0% ssorption: 0 ng gain at 0% ssidy at 0 sinability at 0 rddable House 0 CTON TO AFFOR 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	OABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings O site @(0) Gross profit Absorption. Planning gain is Subsity at O% Affordable O% Affordable O% Affordable O = INDUST DOWN MID O = INDUST O = INDUS	(O) dph. (10) dp	0 Plan State Country C	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% subsidy at 0 stainability at 0 ordable Housir Old Housir	UP	0% TEST 20 SHEI	dwellings (t 0 site @(0) d 0 site and a site site an)) oph.)) oph.)) oph.)) oph.)) oph.)) oph.)) ousing	TEST 20	Own Control of the Co	rellings (O) a @(O) of the Color of the Colo	DABLE UP 096 096 096 096 096 096 096 096 096 096
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas Signature	Jovellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nining gain at 0% Subsidy at 0 stainability at 0 ordable Housir O House Housir O House Housir O House Housir O House Hou	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 20	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas Signature	dwellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nning gain at 0% subsidy at 0 stainability at 0 ordable Housir Old Housir	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 20	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas Signature	Javellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 Abso	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 20	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas Signature	Javellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nining gain at 0% Subsidy at 0 stainability at 0 ordable Housir 0 NDUSTRIAL2 MIDUE	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 20	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas Signature	Value Area: 0 O destings (0) Value Area: 0 O destings (0) O destings (0) Absorption 0	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 2C	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas Signature	Value (1) (1) (2) (2) (3) (4) (4) (4) (4) (5) (5) (6) (6) (7) (7) (7) (7) (7) (7) (7) (7) (7) (7	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 20	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings Osite @ (0)	(O) dph. (10) dp	0 Plas S S S S S S S S S S S S S S S S S S S	Javellings (0) site @(0) dph. Gross profit: 0 Absorption: 0 nining gain at 0% subsidy at 0 statinability at 0 ordable Housir O NOUSTRIAL2 MIDUE	UP	0% TEST 20 SHEI	dwellings (t of steep experience) of steep experience) of steep experience ex))))))))))))))))))))))))))	TEST 20	O SHEET 1 REDU DOWN O%	rellings (0) e @ (0) dipl. ss profit: 0 sorption: 0 on gain at 0% sorption: 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0% sixidy at 0 on gain at 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

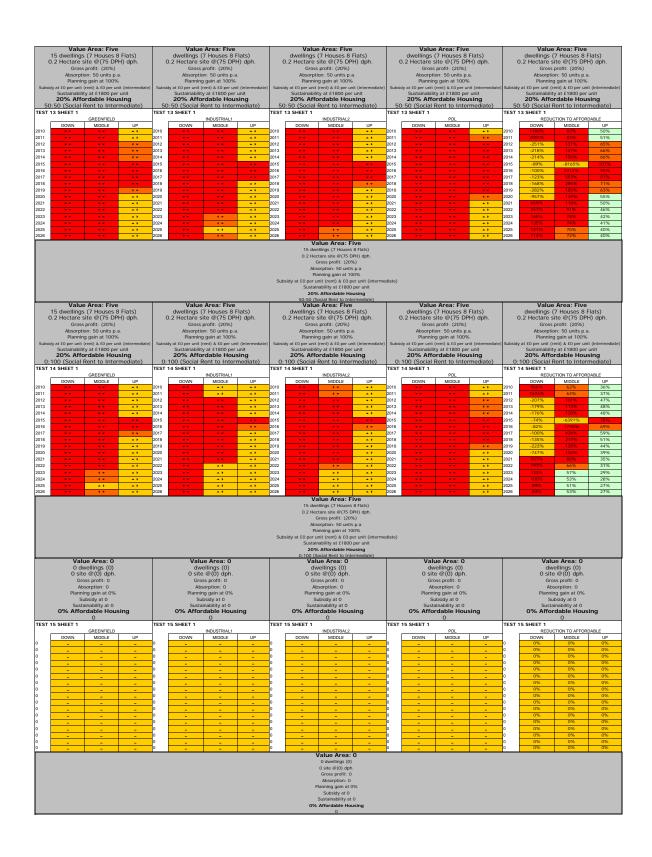
Figure 58 - Sensitivity Testing

		Testing													
Value Area: Five 15 dwellings (7 Houses 8 Flats)	15 0	Value Are dwellings (7 H			Value 15 dwellings	Area: Five	Flats)		Value 15 dwellings	Area: Five (7 Houses 8				Area: Five (7 Houses 8	Flats)
0.2 Hectare site @(75 DPH) dph. Gross profit: (20%)	0.2 1	Hectare site @ Gross profit:	(75 DPH) dph.		0.2 Hectare	site @(75 DF	H) dph.	C	0.2 Hectare s	ite @(75 DF profit: (20%)	H) dph.			site @(75 DPF profit: (20%)	l) dph.
Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 Planning gain	units p.a.		Absorpti	on: 50 units p. g gain at 100%	a.		Absorption	profit: (20%) on: 50 units p. g gain at 100%	а.		Absorpti	on: 50 units p.a. g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit			£0 per unit (interme	diate) Subs	idy at £0 per unit		it (intermediate)	Subsid	dy at £0 per unit (nit (intermediat	e) Subsid	y at £0 per unit (r	rent) & £0 per unit ty at £1800 per i	(intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate)	20	0% Affordab		, ,		ordable Hou	sing	70		rdable Hou	ising	7.	20% Affo	ordable Hous Rent to Intern	ing
TEST 1 SHEET 1	TEST 1 SH	IEET 1			1 SHEET 1		mediate)		1 SHEET 1		mediate)		1 SHEET 1		
GREENFIELD DOWN MIDDLE UP	2010		STRIAL1 IDDLE UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 1275%	MIDDLE	UP 56%
2011	2011	**	* * * * * * * * * * * * * * * * * * *	2011	• •	• •	4.7	2011	• •	• •	(v	2011	2204%	92% 144%	56%
2013	2013	**	v v	2013	**	**	4.4	2013	**	**	Ť	2013	-233%	160%	73%
2015	2015	**	** **	2014	**	**	* *	2014 2015		**	**	2014	-229% -96%	-8865%	73% 118%
2017	2016	**	• • • • • • • • • • • • • • • • • • • •	2016 2017	• •	**	**	2016 2017	**	••	**	2016 2017	-107% -132%	2514% 603%	106% 91%
2019	2018 2019	**	*	2018 2019	**	**		2018 2019	**	**	**	2018 2019	-181% -305%	313% 203%	79% 69%
	2020	~~	v v A)	2020	**	* *	A P	2020 2021	* *	**	(v	2020	-1039% 719%	153% 122%	62% 56%
2022	2022		V V A)	2022	• •	**	A }	2022 2023	••	**	A)	2022	286% 182%	101% 86%	52% 48%
	2024		(v A)	2024 2025	• •	**	A }	2024 2025	**	**	A)	2024	149%	82% 78%	46% 45%
	2026		- · · · · · · ·	2026	V:	lue Area: F	* >	2026	**	÷÷	4)	2026	126%	80%	45%
Value Area: Five 15 dwellings (/ Houses 8 Flats)	15 (Value Are	ouses 8 Flats)		0.2 Hed C Abs bsidy at E0 per u Sustair 20% 70:30 (S Value 15 dwellings	ocial Rent to Int e Area: FIVE (7 Houses 8	PH) dph. 6) i p.a. 10% er unit (interme per unit using ermediate) I Hats)		15 dwellings	Area: FIVE	3 Flats)		15 dwellings	a Area: Five	Hats)
0.2 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)		Gross profit: Absorption: 30 Planning gain	units p.a.		Absorpti	profit: (20%) on: 30 units p. g gain at 100%	a.		Absorption	profit: (20%) on: 30 units p. g gain at 100%	a.		Gross Absorpti Plannin	site @(75 DPH profit: (20%) on: 30 units p.a. g gain at 100% rent) & £0 per unit	
Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	20 20	ustainability at £ 0% Affordab (Social Rent	1800 per unit) 7	Sustainabili	ty at £1800 per ordable Hou	unit sing	70	Sustainabilit	y at £1800 per rdable Hou	unit Ising	7/	Sustainabilit 20% Affo	ty at £1800 per u ordable Hous Rent to Intern	unit ing
GREENFIELD DOWN MIDDLE UP		DOWN M	STRIAL1		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFORE MIDDLE	UP
2010	2010	**	* * * * * * * * * * * * * * * * * * *	2010	• •	**	A P	2010 2011	**	**	**	2010	1351% -23651%	90% 95%	56% 57%
	2012	**	v v A)	2012 2013	• •	* *	(*	2012 2013	* *	**	• •	2012	-265% -229%	145% 162%	72% 73%
	2014	* *	** **	2014 2015	* *	**	**	2014 2015	**	**	**	2014 2015	-193% -96%	195% -9391%	77% 117%
2016	2016	**		2016 2017	• •	**	* *	2016 2017	**	**		2016	-108% -134%	2355% 578%	105%
2018	2018	**	* * * (* * * * * * * * * * * * * * * *	2018 2019	**	• •	**	2018 2019	**	**	**	2018	-185% -316%	304%	79%
2020	2020	**	v v	2020	• • •	**	* >	2020	**	**	- ;;	2020	-1198%	151%	62%
2022	2022	**	v v A)	2022	**	**	A P	2022	**	**	A)	2022	276%	121%	51%
2024	2023	**	v v A)	2023 2024	* *	* *	A):	2023 2024	**	**	A)	2023	178% 148%	86% 82%	48% 46%
	2025	**	(v A)	2025 2026	**	lue Area: F	A P	2025 2026	**	**	A >	2025 2026	133% 126%	78% 81%	45% 45%
Value Area: Five 15 dwellings (7 Houses 8 Flats)	15 (Value Are dwellings (7 H	ouses 8 Flats)		0.2 Hec Abs bsidy at E0 per u Sustair 20% 70:30 (S Value 15 dwellings	Affordable Ho ocial Rent to Intel Area: Five (7 Houses 8	PH) dph. 6) 5 p.a. 10% er unit (interme per unit using ermediate) F Flats)		15 dwellings	Area: Five	3 Flats)		15 dwellings	e Area: Five	Flats)
O.2 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate) Sustainability at £1800 per unit Sustainability at £1800 per unit	Subsidy at	Gross profit: Absorption: 70 Planning gain £0 per unit (rent) & ustainability at £	units p.a. at 100% £0 per unit (interme 1800 per unit		Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per unity at £1800 per	a. iit (intermediate) unit		Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per ur y at £1800 per	a. hit (intermediat		O.2 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	site @(75 DPH profit: (20%) on: 70 units p.a. g gain at 100% rent) & £0 per unit ty at £1800 per u	l) dph. (intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70:30	0% Affordab (Social Rent	le Housing to Intermediate) 7	20% Affo 0:30 (Social	ordable Hou	sing	70): 30 (Social F	rdable Hou Rent to Inter	rmediate)	7	20% Affo 0:30 (Social I	rdable Hous Rent to Intern	ing
TEST 3 SHEET 1 GREENFIELD DOWN MIDDLE	TEST 3 SH		STRIAL1	TEST	3 SHEET 1	INDUSTRIAL2	IID.	TEST	3 SHEET 1	PDL MIDDLE		TEST	3 SHEET 1 REDU	CTION TO AFFORE	ABLE
	2010		IDDLE UP	2010 2011	DOWN	MIDDLE	A P	2010 2011	DOWN	MIDDLE	UP 4 *	2010	1104% 1942%	90% 91%	UP 56% 57%
2012	2012 2013		* * * * * * * * * * * * * * * * * * *	2012 2013	• •	* *	4.4	2012 2013	**	**	**	2012 2013	-269% -244%	144% 156%	71% 73%
2015	2014 2015	**	**	2014 2015	**	**		2014 2015	**	**	**	2014 2015	-232% -95%	169% -6531%	73% 119%
2017	2016	**	**	2016 2017		Ü	• •	2016 2017	**	Ü	**	2016 2017	-106% -131%	3022% 640%	107% 92%
2019	2018	**	* * * * * * * * * * * * * * * * * * *	2018 2019		**	A >	2018 2019	• • • •	Ü	**	2018 2019	-178% -294%	323% 208%	80% 70%
2021	2020	**	* * * * * * * * * * * * * * * * * * *	2020	**	**	A P	2020 2021	**	**	(v	2020	-917% 795%	156% 124%	63% 56%
2023	2022 2023 2024	**	* * * * * * * * * * * * * * * * * * *	2022 2023 2024	• • •	**	4 2	2022 2023 2024	- ; ;	- ;;	A) A)	2022 2023 2024	295% 186%	102% 87%	52% 48% 46%
2025	2024 2025 2026		(v A)	2024 2025 2026		**	A)	2024 2025 2026		- ; ;	A)	2024 2025 2026	135%	79% 80%	45% 45% 45%
				Su	15 dwe 0.2 Hed 0.2 Abs Pla bsidy at E0 per u Sustair 20%	alue Area: F ellings (7 Houses tare site @(75 E cross profit: (20 corption: 70 unit anning gain at nit (rent) & E0 p abbility at E1800 Affordable Ho ocial Rent to Int	8 Flats) PH) dph. 6) p.a. 10% er unit (interme per unit using	diate)							



15 dwel 0.2 Hect Ab Pl Subsidy at £25000 p Sustai	Value Area: Five Illings (7 Houses 8 FI tare site @ (75 DPH) Gross profit: (20%) osorption: 50 units p.a. Ilanning gain at 100% per unit (rent) & £22000 per unit inability at £1800 per un	dph. (intermediate)		dwellings (0.2 Hectare s Gross Absorptio Planning at £25000 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per v at £1800 per	Flats) H) dph. a. unit (intermedia		dwellings 0.2 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili	e Area: Five (7 Houses 8 site @(75 Di s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £22000 pc ity at £1800 pe	Flats) PH) dph. a. b b c unit (intermediate or unit)		dwellings (0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc ty at £1800 pe	Flats) PH) dph. a. 6 r unit (intermedi		dwellings 0.2 Hectare s Gross Absorpti Plannin by at £25000 per unit Sustainabili	s profit: (20%) ion: 50 units p.a ig gain at 100% (rent) & £22000 per tv at £1800 per	H) dph. i. unit (intermediate unit
20%	Affordable Housin	ng	70	20% Affo :30 (Social F	rdable Hou	sing	70	20% Aff	Rent to Inte	ısing	70	20% Affo : 30 (Social I	rdable Hou	using	7	20% Affo 0:30 (Social	ordable Hou	sing
TEST 7 SHEET				7 SHEET 1	INDUSTRIAL1			7 SHEET 1	INDUSTRIAL2			7 SHEET 1	PDL		TEST	7 SHEET 1	ICTION TO AFFOR	
2010 DOW		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 45%
2010			2010	**	1.	4)	2010	**	**	A)	2010		**	4 *	2011	1604%	70%	46%
2012			2012 2013	* *		A)	2012	**	* *	A }	2012	**	**		2012	-198% -171%	112% 124%	58% 59%
2014		4 *	2014		**	A >	2014	* *	**	A >	2014	* *	* *	**	2014	-169%	133%	59%
2015			2015 2016	**	**	**	2015	• •	* *	• • •	2015 2016	• • •	**		2015 2016	-72% -82%	-7066% 2013%	97% 87%
2017			2017 2018	**	**	(v	2017 2018	**	* *	* * *	2017 2018	~ ~	**		2017 2018	-102% -141%	485%	76%
2018			2018	**	**	* >	2018	**	**	4)	2018	**	**		2018	-141%	252% 165%	59%
2020			2020 2021	**		A)	2020	**	* *	A }	2020	**	**	4 *	2020	-825% 576%	125%	53% 49%
2022		* >	2022	**		* >	2022	**	* *	A >	2022	**	**	* >	2022	230%	83%	45%
2023			2023 2024	**	4.7	A)	2023	• •	1 *	A)	2023 2024	• • •	**	A >	2023	147% 121%	72% 68%	42% 40%
2025	: ::		2025 2026	**	A)	A }	2025 2026	**	1 *	A)	2025 2026	**	**	A)	2025	109%	66% 67%	40% 39%
2026			2020				2026	V	alue Area: I	ive	2026				2026	10376	6/76	39%
15 dwel 0.2 Hect Ab Pl Subsidy at £36000 p Sustal 20%	Value Area: Five Illings (7 Houses 8 Fl tare site @ (75 DPH) Gross profit: (20%) soorption: 50 units p.a. Illanning gain at 100% per unit (rent) & £24000 per unit inability at £1800 per unit Affordable Housir	dph. (intermediate) it ng	Subsidy	dwellings (0.2 Hectare s Gross Absorptic Planning at £36000 per unit s Sustainabilit 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	Flats) H) dph. a. unit (intermedia unit	(te) Subsidy	Sustai 209 70:30 (S Valu dwellings 0.2 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 20% Affe	init (rent) & E22 nability at E1800 6 Affordable H Social Rent to In e Area: Five (7 Houses 8 site @(75 Di g profit: (20%) Ion: 50 units p ng gain at 100% (rent) & E24000 pe ty at £1800 pe prodable Hot	per unit pusing ermediate) Flats) PH) dph. a. for unit (intermediate r unit using	C (i) Subsidy	Value dwellings i 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilii	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. 6 r unit (intermedi r unit	iate) Subsid	dwellings 0.2 Hectare : Gross Absorpti Plannin by at £36000 per unit Sustainabili	s profit: (20%) ion: 50 units p.a ig gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) H) dph. I. unit (intermediate unit
70:30 (Sc TEST 8 SHEET	ocial Rent to Interme			: 30 (Social F	Rent to Inter	mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)		: 30 (Social I 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 8 SHEET 1	Rent to Inter	mediate)
DOW	GREENFIELD VN MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
2010	• ••	* >	2010 2011	**	A >	* >	2010	• •		* >	2010 2011	• •	* *	A >	2010	820%	63%	42% 42%
2012		*)	2012	**	**	A >	2012	**	**	A)	2012	**	**	**	2012	-173%	101%	53%
2013			2013 2014	**	**	A >	2013	**	* *	A)	2013 2014	**	**	**	2013	-150% -148%	112% 119%	54% 54%
2015		**	2015 2016	* *	••	**	2015	* *	* *	**	2015 2016	**	**	••	2015 2016	-64%	-6443%	89%
2017		**	2017	**	**	A)	2017	**	**	1.	2016	**	**		2017	-73% -92%	1839% 444%	70%
2018			2018 2019	**	**	A)	2018	**	**	A):	2018 2019	**	**		2018	-127% -217%	231% 152%	62% 55%
2020		A >	2020	• •	- · ·	A >	2020	* *	**	A.)	2020	V.V	**	4.4	2020	-751%	115%	50%
2021			2021 2022	**	**	A >	2021	• •	**	A)	2021 2022	**	**	A >	2021	211%	92% 77%	46% 42%
2023			2023 2024	**	A)	A >	2023	• •	1 *	A P	2023 2024	••	••	A)	2023 2024	135%	67% 64%	40% 38%
2025	(*		2025	**	A)	A)	2025	**	A)	A)	2025	V.V	**	A)	2025	100%	62%	38% 37%
1	Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0			dw O site Gro Ab: Plannli Su Susta	Je Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0		Subsidy	0.2 Her Ab	ellings (7 House tare site @(75 tare) site @(7	OPH) dph. %) s p.a. D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @ (0) dph. sorption: 0 sorption: 0 ng gain at 0% absidy at 0 inhability at 0			dw O sit Gro Ab Planni Si Sust	ue Area: 0 vellings (0) e @(0) dph. ossprotit: 0 ossprotion: 0 ing gain at 0% ubsidy at 0 ainability at 0	
0%	Affordable Housin	g		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affo	rdable Hous	ing
TEST 9 SHEET	1 GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	ICTION TO AFFOR	DARI F
DOW		UP -	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN 0%	MIDDLE 0%	UP 0%
0 -	-	-	0		-	-	0		-	-	0		-	-	0	0%	0%	0% 0%
0	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0 -		-	0			-	0		-	- 1	0	- 1			0	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0 -		-	0	-	-	-	0	-	-	-	0		-	-	0	0% 0%	0%	0% 0%
0 -		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0 -			0				0				0				0	0%	0%	0%
o -	-	-	ŏ	-			0	-	-	-	ő		=		ő	0%	0%	0%
								ı	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								



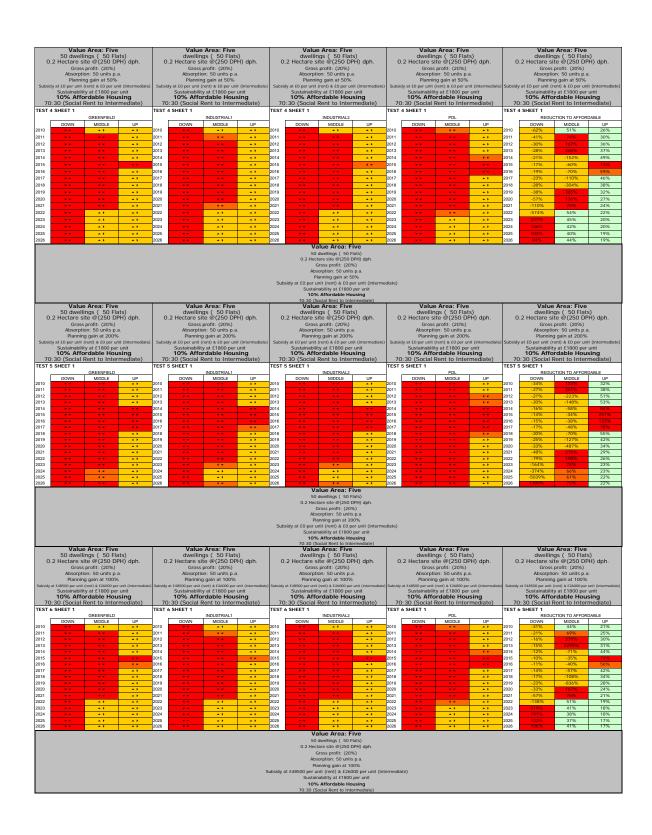


30 (2) (2) (2) (2) (2) (3) (3) (3) (3) (3) (3) (3) (3) (3) (3	Value Area: Five 15 dwellings (7 Houses 8 I 0.2 Hectare site @(75 DPH Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (ren) & £0 per unit Sustainability at £1800 per unit 20% Affordable Housi	(intermediate) Sub-	dwellings (7 0.2 Hectare site Gross pr Absorption: Planning g sidy at £0 per unit (rer Sustainability a 20% Afford	Area: Five Houses 8 Flats) e @(75 DPH) dph rofit: (25%) : 50 units p.a. gain at 100% at 100% at 100% at 1100 per unit dable Housing	ediate) Subsid	dwellings 0.2 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili 20% Affo	e Area: Five (7 Houses 8 site @(75 DF sprofit: (25%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe	Flats) PH) dph. a. bit (intermediate) r unit using	Subsid	dwellings (1.2 Hectare s Gross Absorpti Plannin by at £0 per unit (Sustainabilit 20% Affo	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwellings 0.2 Hectare : Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	e Area: Five (7 Houses 8 f site @(75 DPI profit: (25%) on: 50 units p.a. g gain at 100% rent) & £0 per unity at £1800 per prodable House	Flats) H) dph. a. it (intermediate unit sing
March Marc	70:30 (Social Rent to Interm TEST 16 SHEET 1	nediate) 7	0:30 (Social Re 16 SHEET 1	nt to Intermediat	e) 70 TEST	16 SHEET 1	Rent to Inte	rmediate)	TEST 1	:30 (Social I 16 SHEET 1	Rent to Inte	rmediate)	TEST	0: 30 (Social 16 SHEET 1	Rent to Inter	mediate)
10 10 10 10 10 10 10 10	GREENFIELD								١,					REDU		
March Marc	2010	2010	DOWN	* *	2010	DOWN	MIDDLE	A >		DOWN	MIDDLE	UP • •		-415%	119%	63%
10			**				**	A)			**				121% 236%	64% 86%
10 10 10 10 10 10 10 10	2013	2013	••	•••	2013	~ ~	• •	~ ~	2013	••		~ ~	2013			89%
10 1 1 1 1 1 1 1 1 1			· ·				**	**			**			-128% -71%	320% -315%	88% 170%
1	2016	2016			2016	**	* *	**		**	* *	~ ~	2016			145%
202			**	**			• • •				- ;;				-763% 2606%	118% 98%
The content of the				· · ·		••	••	**		••	••	••			452%	82%
12 1	2021	4 ▼ 2021		** *	2021		**	A)	2021				2021	-627%	180%	63%
200 200			**			**	**				**			1418%	136%	
April	2024	▲ ▶ 2024	**	**	2024	**	**	A >	2024		**	A >	2024	245%	102%	50%
Value Area Five			**	* * * * * *		**	**	A)		**	**			206% 188%	97% 100%	
Value Area: Five Value Area:					- I	15 dw	ellings (7 House:	8 Flats)								
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0) dph	15 dwellings (7 Houses 8 I and 15 dwellings (7 Houses 16 and 15 DPH Cross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (end) & 10 per unit (end) &	(intermediate) rit	dwellings (7 0.2 Hectare sitt Cross pr Absorption Planning to Planning to Sustainability is Sustainability br>Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability Sustainability	Houses 8 Flats) e @(75 DPH) g)h off: (17%) e @(75 DPH) g)h off: (17%) is 0 units p.a. gain at 100% is 1 in 10	. (Control of the control of the con	pi, sidy at E0 per visual variable vari	anning gain at 1 mit (em) & EQ pain at 1 mit (em) & EQ	00% or unit (interms) per unit (interms) per unit (interms) per unit validate) per unit (intermediate) per unit validate) UP	70 TEST: 2010 2011 2012 2013 2014 2015 2016 2017 2019 2020 2023 2021 2021 2022 2023	dwellings i 2 Hectare s Gross Absorpti Plannin by at £0 per unit Sustainabilit 20% Affet 30 (Social i 17 SHEET 1	7. Houses 8 ite @(75 Di profit: (1796) no: 50 units p g gain at 1009 y at £1800 pe rdable House to Interest to Int	Flats) PH) dph. a. a. 6 it (letermediate runt) UP 70 TEST 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	dwellings 0.2 Hectare: Gross Absorpti Plannin y at E0 per unit (Sustainabill 20% Affe :330 (Social 17 SHEET 1 DOWN 3998 450% 411% 411% 411% -118% -118% -177% -272%	(7 Houses 8 (37 Houses 8) (7 Houses 8) (8 House 8) (8 Houses 8) (8 Houses 8) (8 Houses 8) (8 Houses 8) (8 House 8) (8 Houses 8) (8 Houses 8) (8 Houses 8) (8 Houses 8) (8 House 8) (8 Houses 8) (8 Houses 8) (8 Houses 8) (8 Houses 8) (8 House	Flats) H) dph. It (intermediate unit sising mediate) DABLE UP 53% 53% 65% 67% 67% 64% 53% 49% 49% 44% 43%	
Value Area: 0 Owellings (0) O site @(0) dph. Owellings (0) Ow					Sub	Pla Sidy at E0 per u Sustain 20 %	anning gain at 1 init (rent) & E0 p nability at E1800 & Affordable He	00% per unit (interme per unit pusing	ediate)							
O site @(0) dph. Gross profit: 0 Absorption: 0 Pluming gain at 0% Pluming gain at 0% Sustainability at 0 O% Affordable Housing O O			dwel	lings (0)		Val dv	ue Area: 0 vellings (0)							dv	ellings (0)	
Absorption: 0 Planning gain at 0% Subsisty at 0 Subsisty a	0 site @(0) dph.		0 site (@(0) dph.		0 sit	e @(0) dph.			0 site	e @(0) dph.			0 sit	e @(0) dph.	
Subsidy at 0 Subsidive at	Absorption: 0		Absor	rption: 0		Ab	sorption: 0			Ab	sorption: 0			Ab	sorption: 0	
O% Affordable Housing O% A																
O O O O O O O O O O O O O O O O O O O	Sustainability at 0 O% Affordable Housi	na				O% Affo	ainability at 0	sina				sina		Susta 0% Affo	ainability at 0	ina
DOWN MIDDLE UP UP UP UP UP UP UP U	0	_						5				9				9
DOWN MIDOLE UP DOWN		TEST		NDUSTRIAL1	TEST	18 SHEET 1	INDUSTRIAI 2		TEST 1	18 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
- - - 0 0 - - 0 0 - -		UP			,	DOWN		UP] [DOWN		UP		DOWN	MIDDLE	UP
0			-		0	-	-		0	-			0			
- - 0 - - 0 0 - - 0 0		0	-		0	-	-	-	0		-	-	0		0%	0%
- - 0 - - 0 0 - - 0 0		- 0	-		0	-	-	-	0			-	0			
0		0	-		. 0	_	-	-	0				0	0%	0%	0%
0		- 0	-		0	-	-	-	0			-	0			
0 0		_ 0	-		. 0		-	-	0			-	0			0%
Company Comp		- 0	-	-	0	-	-	-	0		-	-	0			
O		_ 0			. 0			-	0	-		-	0	0%	0%	0%
0		- 0	-		0	-	-	-	0			-	0			
0		o			0				o o				0		0%	0%
Value Area: 0 0 develings (0) 0 site e(0) oph, Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianiability at 0 Sustainability at 0 0% Affordable Housing		0	-		0	-	-	-	0		-	-	0		0%	0%
0 dwellings (0) 0 site off(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable-browsing		- 0	-		U	- ,	/alue Area:	0	U		-	-	U	0%	0%	0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing							0 dwellings (0))								
Planning gain at 0% Sutshiy at 0 Sustainability at 0 O% Affordable Housing							_ one or (o) dpi									
Subsidy at 0 Sustain-baility at 0 0% Affordable Housing																
0% Affordable Housing						F	Absorption: 0									
0							Absorption: 0 Manning gain at Subsidy at 0	0%								

O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
Absorption: 0 Planning gain at 0%	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Planning gain at 0%	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0 TEST 19 SHEET 1
ST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
	0 -	0 -	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		5 <u></u>	0 0% 0% 0%
	0	·	·	0 0% 0%
1 1 1	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	·	0 0% 0% 0%
	0 <u></u>	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	Value Area: 0	0	0 0% 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	O site @(0) dph. Gross profit: 0
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 ST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
GREENFIELD	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
DOWN MIDDLE UP	V		·	0 0% 0% 0%
	0		0	
	0	0	0	0 0% 0% 0%
DOWN MIDDLE UP	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0% 0% 0% 0% 0% 0% 0 0% 0 0% 0 0% 0 0
DOWN MIDDLE UP		0	0	0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP		0	0	0 O%
DOWN MIDDLE UP		0	0	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
OOWN MIDDLE UP				0 O'N. O'N. O'N. O'N. 0 O'N. O'N. O'N.
DOWN MIDDLE UP				0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP		Value Area: 0 0 dwellings (0)		0 O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns
DOWN MIDDLE UP		Value Area: 0 0 dwilings (0) 0 site @(0) ghb.		0 O'N. O'N. O'N. O'N. O'N. O'N. O'N. O'N.
DOWN MIDDLE UP		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0		0 O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns
DOWN MIDDLE UP		Value Area: 0 0 dowllings (t) 0 site @(t) sigh. Gross profit: 0 Absorption: 0 Planning gain at 0%		0 O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns
DOWN MIDDLE UP		Value Area: 0 O develope (o)	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	

Figure 59 - Sensitivity Testing

rigule 59 - Selisli														
Value Area: Five 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph.	50	Value Area: Five dwellings (50 Flats tare site @(250 DPH		50 dw	ue Area: Five ellings (50 FI site @(250 D	ats)	0.		Area: Five ings (50 Fl ite @(250 D	ats)	C	50 dwell	e Area: Five ings (50 Flat ite @(250 DP	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)		Gross profit: (20%) bsorption: 50 units p.a. Planning gain at 100% per unit (rent) & £0 per unit		Absor Plani	ss profit: (20%) otion: 50 units p. ilng gain at 100% it (rent) & £0 per u	5		Absorpti	profit: (20%) on: 50 units p g gain at 1009	.a. 6		Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unit	
Subsidy at ED per unit (rent) & ED per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing	Susta	ainability at £1800 per unit Affordable Housi	nit	Sustainat	illity at £1800 pe fordable Hou	unit	Subsid	Sustainabili	ty at £1800 pe ordable Hou	r unit	e) Subsid	Sustainabili	ty at £1800 per unit ordable Hous	unit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		ocial Rent to Interm	nediate)		I Rent to Inte			:30 (Social I				0:30 (Social 1 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP 2010	2010 DO	INDUSTRIAL1 WN MIDDLE	UP 2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE	UP 27%
2011	2010	· · · · ·	2011 2011 2011	**	**	A)	2010	**	**	A)	2010	-35% -26%	98% 391%	32% 39%
2013	2013	· · · · · · · · · · · · · · · · · · ·	2013	3	**	A)	2013			4)	2013	-25%	3238%	40%
2015	2015	· · · · ·	2015		**	**	2015 2016	• • •	**	**	2015	-16%	-48% -55%	96% 72%
2017	2017		2017		**	A)	2017 2018		* *	4.)	2017	-20% -25%	-77% -144%	53% 42%
2019	2019		2019 2020		* *	A)	2019 2020	• •	• •	A >	2019 2020	-32% -46%	-1102% 218%	34% 29%
2021	2022	v v A)	2021 2022	• • •	* *	A)	2021 2022	* *	**	A):	2021 2022	-77% -185%	99% 64%	26% 23%
2023	2024	v A)	2023 2024		A)	A }	2023 2024	• •	(v	A)	2023 2024	1207% 250%	51% 48%	21% 21%
2026	2025	v A)	2025 2026	• •	/alue Area: F	A)	2025 2026	**	A)	4)	2025 2026	159% 138%	46% 51%	20% 20%
Value Area: FIVE		Value Area: Five		Subsidy at E0 pe Sust 10 70:30 Val	ectare site @(250 Gross profit: (20 bsorption: 50 unit Planning gain at 1 unit (rent) & E0 p ainability at £1800 % Affordable He (Social Rent to Intue Area: FIVE	%) s p.a. 50% per unit (interme per unit pusing permediate)	ediate)		area: Five				s Area: Five	
50 dwellings (50 Hats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Susianballity at £1800 per unit	O.2 Hec	dwellings (50 Flats tare site @(250 DPH Gross profit: (20%) bsorption: 30 units p.a. Planning gain at 100% per unit (rent) & £0 per unit alnability at £1800 per u	f) dph.	0.2 Hectare Gro Absor Plans bsidy at £0 per us	ellings (50 FI site @(250 D ss profit: (20%) bilon: 30 units p. ling gain at 1009 it (rent) & £0 per u illity at £1800 pe	PH) dph. a. bi init (intermediate)		.2 Hectare s Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p. g gain at 1009	PH) dph. a. 6 nit (intermedial		I.2 Hectare s Gross Absorpti Plannin y at £0 per unit (Ings (50 Flat lite @(250 DP) profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per unit ty at £1800 per	H) dph.
10% Affordable Housing 70:30 (Social Rent to Intermediate)	70:30 (S	6 Affordable Housi locial Rent to Interm	ing nediate)	10% At 70:30 (Socia	fordable Hou Rent to Inte	ısing		10% Affo :30 (Social	rdable Hou	using	70	10% Affo 0:30 (Social	rdable Hous Rent to Interr	ing
TEST 2 SHEET 1 GREENFIELD	TEST 2 SHEE	INDUSTRIAL1		ST 2 SHEET 1	INDUSTRIAL2		TEST :	2 SHEET 1	PDL		TEST		CTION TO AFFORE	
2010 DOWN MIDDLE UP 2011 VV VV A	2010 2011	WN MIDDLE	UP 2010		MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	-43%	MIDDLE 70%	UP 29% 34%
2012			2012	• •	***	A)	2012		- ;;	A)	2012	-25% -22%	688%	40%
2014	2014		2014		**	(v	2014	• •	**	**	2014	-18% -16%	-71% -50%	67% 84%
2015 2016 2017			2016 2017	• •	**	A)	2016 2017	**	**	A)	2016 2017	-18% -22%	-60% -90%	64% 49%
2018	2018	· · · · ·	2018 2019		* *	A)	2018 2019	• •	• •	A >	2018 2019	-26% -35%	-199% 1188%	39% 32%
2020	2020	· · · ·	2020 2021	~ ~	* *	A Þ	2020 2021	• •	**	A)	2020 2021	-53% -94%	158% 83%	28% 25%
2022	2023		2022 2023	3	A)	A)	2022 2023	• •	(*	A)	2022	-309% 562%	59% 50%	22% 21%
2024 2025 2026 2026	2024 2025 2026	v A)	2024 2025 2026	• •	A)	A)	2024 2025 2026	**	(v	A)	2024 2025 2026	206% 152%	46% 47% 53%	20% 20% 20%
Value Area: Five	50	Value Area: Five		0.2 H 0.2 H 5ubsidy at E0 pe Sust 10 70:30 Val	Jalue Area: Five delings (50) Gross profit: (20) bsorption: 30 unit Planning gain at 1 unit (rent) & E0 gianability at E1800 (% Affordable H (Social Rent to Iniue Area: Five Billions (50) E1 E1800	Flats) DPH) dph. 36) s p.a. 100% er unit (interme per unit busing ermediate)	ediate)	Value 50 dwell	e Area: Fiv e ings (50 Fi	ate)		Value 50 dwell	e Area: Five	te)
50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at 50 per unit (emit 50 per unit (emit 50 per unit 10 per unit 50 per unit 10 per unit 1) Subsidy at £0 p	dwellings (50 Flats tare site @(250 DPl- Gross profit: (20%) bsorption: 70 units p.a. Planning gain at 100% ser unit (rent) & £0 per unit alnability at £1800 per u & Affordable Housi	(intermediate) Su	Gro Absor Plani bsidy at £0 per ui Sustalnat	ellings (50 FI site @(250 D ss profit: (20%) otion: 70 units p. sing gain at 1009 uit (rent) & £0 per u dilty at £1800 pe fordable Hou	a. hit (intermediate)		.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	ite @(250 D profit: (20%) on: 70 units p. g gain at 1009	PH) dph. a. 6 nit (intermediat		Gross Absorpti Plannin y at £0 per unit (Sustainabili	ings (50 Flat ite @(250 DP profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unit ty at £1800 per or	t (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1	70:30 (S TEST 3 SHEE	iocial Rent to Interm T 1	nediate)	70:30 (Social ST 3 SHEET 1	I Rent to Inte	mediate)		:30 (Social) 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)
GREENFIELD DOWN MIDDLE UP 2010	2010	INDUSTRIAL1	UP 2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010		MIDDLE 62%	UP 28%
2011	2011	· · · · ·	2011	* *	**	A }	2011 2012	**	***	A }	2011	-37% -26%	88% 417%	31% 40%
2013	2013 2014 2015	: ::	2013 2014 2015	~ ~	- ;;	A):	2013 2014 2015	**	**	(v	2013 2014 2015	-25% -20%	-5847% -123%	42% 54%
2016	2015 2016 2017	: ::	2016	• •	- ;;	**	2015 2016 2017	**	**	**	2015 2016 2017	-16% -17% -20%	-46% -51% -69%	81% 58%
2018	2018 2019	* **	2018		**	A } A }	2018 2019	**	**	A)	2018 2019	-24%	-116% -413%	45% 36%
2020 2021 2022	2020 2021 2022		2020 2021 2022	**	**	A) A)	2020 2021 2022	**	**	A)	2020 2021 2022	-42% -67% -139%	326% 118%	31% 27% 24%
2022	2023	v A)	2023 2023 2024	• •	4 V	A) A)	2022 2023 2024	**	(*	A) A)	2022 2023 2024	-139% -4835% 329%	71% 53% 50%	24% 22% 21%
2025 2026		v	2026	, v v	A)	4)	2025 2026	**	A) (v	A)	2025	175% 148%	45% 50%	20% 20%
			Š	0.2 H 0.2 H Subsidy at E0 pe Sust	/alue Area: F O dwellings (50 ctare site @ (250 Gross profit: (20 bsorption: 70 unit Planning gain at 1 unit (rent) & E0 j ainability at E1800 My Affordable H (Social Rent to Init	Flats) DPH) dph. %) s p.a. DO% er unit (interme	ediate)							



O.2 H	50 dwellin Hectare si Gross Absorptio Planning 25000 per unit (Area: Five ngs (50 FI te @(250 D profit: (20%) on: 50 units p g gain at 1009 rent) & £22000 ps	ats) PH) dph. a. 6 r unit (intermediate		dwellin .2 Hectare si Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	s) PH) dph. a. b r unit (intermedia		dwellin 0.2 Hectare s Gross Absorpt Plannir at £25000 per unit	e Area: Five ngs (50 Flat site @(250 D s profit: (20%) ion: 50 units p. ng gain at 100% : (rent) & £22000 pe	S) PH) dph. a. b. r unit (intermediate		dwellir .2 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 p	ts) IPH) dph. .a. % er unit (intermedia		dwellir D.2 Hectare s Gross Absorpti Plannin y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	PH) dph. i. unit (intermediate)
10	0% Affo	y at £1800 pe rdable Hou Rent to Inte	using	7/	Sustainabilit 10% Affo 30 (Social I	y at £1800 per rdable Hou	ising	7/	10% Aff	ty at £1800 per ordable Hou Rent to Inter	ising	70	Sustainabili 10% Affo 30 (Social	ty at £1800 pe ordable Ho	using	7	Sustainabilit 10% Affo 0:30 (Social	ty at £1800 per ordable Hou Boot to Inter	sing
TEST 7 SH		GREENFIELD	inediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	mediate)		7 SHEET 1	PDL	mediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 51%	UP 24%
2011		* *	A)	2011	**	* *	A >	2011	**	**	A >	2011		**	A >	2011	-38%	81%	28%
2012	• •	**	*)	2012	**	**	A >	2012	**	**	A >	2012	**	**	A)	2012	-20% -19%	326% 2696%	34% 35%
2014		**	A)	2014	**	**	A)	2014	**	**	A P	2014 2015	**	**	(*	2014	-15% -13%	-83% -40%	49% 84%
2016	· ·	**	1+	2016	V V	**	A)	2016	**	**	A F	2016	**		Ų.	2016	-14%	-46%	63%
2017		••	*>	2017 2018		**	A }	2017 2018	**	**	A F	2017 2018	**	**	A }	2017 2018	-17%	-66% -123%	47% 38%
2019	**	**	A)	2019	**	**	A)	2019	**	**	A F	2019 2020	**	**	A)	2019	-27% -39%	-948% 189%	31% 26%
2021		**	4)	2021	**	4.)	A)	2021	**	**	A)	2021 2022	**	• •	A)	2021	-65% -158%	86% 57%	23% 21%
2023	Ü	A >		2023	~ ~		A >	2023	~ ~	A >	A >	2023		A)	A)	2023	1041%	46%	19%
2024		* >	* >	2024	**	* >	A)	2024	* *	A)	A >	2024 2025	**	* >	A)	2024	216% 137%	42% 41%	19% 18%
2026	**	* >	.,	2026	**	.,	*)	2026	V	alue Area: F	ive	2026	* *	4.4	۸)	2026	120%	45%	18%
0.2 H Subsidy at E3 S 10 70:30	50 dwellin Hectare si: Gross Absorptio Planning 36000 per unit (Sustainability 10% Afford 0 (Social F	Area: Five ngs (50 FI te @(250 D in: 50 units p g gain at 1009 rent) & £24000 ps y at £1800 pe rdable Hou tent to Inte	ats) PH) dph. a. 6 r unit (intermediator unit	e) Subsidy	dwellin .2 Hectare si Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per prdable Hou	es) PH) dph. a. runit (intermedia runit	te) Subsidy	70:30 (S Valu dwellin 0.2 Hectare S Gross Absorpt Plannir (at £36000 per unit Sustainabili 10% Affe	nability at £1800 fordable He ocicial Rent to Inte e Area: Five ings (50 Flat itte (250 D) for 50 profits (20%) for 50 profits (20%) for 50 profits £24000 per ty at £1800 per	ermediate) (S) PH) dph. a. b. c. unit (intermediate) unit (issing) Subsidy	dwellir 2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabili:	profit: (20%) on: 50 units p g gain at 100° (rent) & £24000 p ty at £1800 pe ordable Ho	ts) PH) dph. a. a. funit (intermedial or unit (unit continue) strunit	nte) Subsid	dwellir 0.2 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	s) PH) dph. I. unit (intermediate unit sing
TEST 8 SH	HEET 1	GREENFIELD	,		8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2			8 SHEET 1	PDL			8 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 48%	UP 23%
2011		**	A)	2011	**	**	A >	2011	**	••	A >	2011	**	••	A)	2011	-24%	76%	26%
2012		**	*)	2012		**	A)	2012	**	**	4)	2012 2013	**	**	A)	2012	-18% -18%	2509%	33% 33%
2014	**	**	* *	2014	**	**	* *	2014	**	**	*)	2014 2015	**	**	**	2014	-14% -11%	-77% -37%	47% 79%
2016 2017		**	(v	2016 2017	**		A >	2016 2017	* *	• •	A):	2016 2017	* *	• •	A >	2016 2017	-13% -15%	-43% -62%	60% 45%
2018	••	••	.)	2018	**	• •	A)	2018	••	••	A)	2018 2019	**	••	A)	2018	-19% -25%	-116% -896%	36% 30%
2020		**	. >	2020	• •	***	A >	2020	**	**	A >	2020	**	**	A.)	2020	-36%	179%	25%
2021		* *	A)	2021	**	* *	A)	2021	• •	* *	A >	2021 2022	**	**	A)	2021	-61% -149%	81% 54%	22% 20%
2023		A }	A)	2023	**	A)	4)	2023	**	A)	A):	2023 2024	* *	A)	4)	2023	984% 205%	44% 40%	19% 18%
2025 2026	* *	A }	4)	2025	**	4)	.,	2025	**	A)	A)	2025 2026	* *	4)	A)	2025	130% 113%	39% 43%	18% 18%
c	O dw O site Gro Abs Plannir Su Susta	ee Area: 0 rellings (0)	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 g gain at 0 sinability at 0 dable Hou: 0	sing	Subsidy	0.2 Hec Ab. Ab. Pl at £36000 per u Sustai 109 70:30 (5 Vall Gr At Plann S	dwellings (50 l tare site @(250 c) Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 nability at E1800 c Affordable Hacicial Rent to Int ue Area: 0 veillings (0) ee @(0) dph. oss profit: 0 soss profit: 0 soss profit: 0 unit and billings at 0 unit and bi	DPH) dph. %) s p.a. 00% 000 per unit (ini per unit uusing ermediate)	termedia	Vali dw 0 sitr Gro Ab Planni Su Susta	ue Area: 0 eellings (0) ee @(0) dph. oss profit: 0 osorption: 0 og gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 innability at 0 rdable Hous 0	ing
TEST 9 SH	HEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
0	DOWN	MIDDLE	UP -	0	DOWN -	MIDDLE	UP -		DOWN	MIDDLE	UP -		DOWN	MIDDLE	UP _	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	- :	-	0	- :	- :	-	0	-		-	0			-	0	0% 0%	0% 0%	0% 0%
0	-			0		- :	-	0		-		0		- :	-	0	0%	0%	0% 0%
0	-		-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0% 0%	0%
0	-		-	0		-	-	0	-	-		0	==	-	-	0	0%	0%	0%
0				0				0				0	-	-		0	0%	0%	0%
o E			-	0	-			o o	-			0	-	-		ő	0%	0%	0%
0	-		-	0				0	=	-		0	=			o o	0%	0%	0%
0	-		-	0				0	=	-		0	=			0	0%	0%	0%
	-	-	-	<u>-</u> IT	-		-	<u>"</u>	ı	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at t Subsidy at 0 Sustainability at Affordable Ho	0	<u>, -</u>	-	_	-	<u> </u>	3,0		370

Value Area: 0 0 dwellings (0) 0 site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 10 SHEET 1 GREENFELD DOWN MIDDLE UP 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
Value Area: Five 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (2016) Altoorption: 50 units p.a. Stakely as 16 pre unit fernil 4 for per unit fernil 4	Value Area: Five dwellings (50 Flats) 0.2 Hectare site @ (250 DPH) dph. Gross profit; (20%) Planning gain at 100% Planning gain at 100% Subsidy at 60 per unit (rent) # 60 per unit 10% Affordable Housing 10% Affordable Housing Planning gain at 100% Affordable Housing Planning gain at 100% Affordable Housing Planning	0% Affordable Housing Value Area: Flive dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dh. Gross profit: (20%) Absorption: 50 units p.a. Suddigs at 60 pr. unit (pent. 46 to pr. unit (triemediate) Sustainability at 6000 per unit 10% Affordable Housing	Value Area: Five overlings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Subsidy at 60 per unit (eart) & 60 per unit (eletermediate) Sustainability at £600 per unit 10% Affordable Housing	Value Area: Five dwellings (50 Flats) 0.2 Hectare site @ (250 DPH) dph. Gross profit: (20%) Absorption. 50 units p.a. Absorption. 50 units p.a. Subsidy at 50 per unit (intermediate). Sustainability at 600 per unit (10%) 6.40
70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 TEST 11 SHEET 1 TO SHEEN TELD TO SHEEN TE	70:30 (Social Rent to Intermediate) TEST 11 SNEET 1 SNEUSTRIAL 1 SNEUS	70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 NUDSTRIAL2 2010 2010 2011 2012 2012 2013 2014 2015 2016 2017 2016 2017 2017 2018 2019 2	70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 PDL DOWN MIDDLE UP TOWN INFO TOWN TOWN TOWN TOWN TOWN TOWN TOWN TOW	70:20 (Social Rent to Intermediate) TEST 11 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE 2010 55:5% 54:5% 26:5% 10:11 3:25% 20:5% 20:12 22*% 20:5% 20:13 22*% 20:5% 20:14 23*% 20:5% 20:15 22*% 20:5% 20:16 23*% 20:5% 20:16 23*% 20:5% 20:16 23*% 20:5% 20:17 22*% 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:18 20:5% 20:20 20:5% 2
Value Area: Five 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sustainability at £0 per unit 100% Affordable Housing	Value Area: Five dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) a 60 per unit 10% Affordable Housing 110% Affordable Housing	Absorption: 50 units p.a. Planning gain at 100% Subsidy at ED per unit (entry) & ED per unit (intermet substantiality at ECO per unit 10%, Affordable Housing 10%, Affordable Housing 10%, Alfordable Housing 10%, Alfordable Housing 10%, Alfordable Housing 10%, Alfordable Housing 10%, Absorption: 50 units p.a. Planning gain at 100% Subsidy at ED per unit (rethy & ED per unit (Intermediate) Sustainability at ED per unit 100% Substainability at ED per unit (10%)	Value Area: Five dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profile: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rent) & 60 per unit 10% Affordable Housing	Value Area: Five dwellings (5 of Flats) 0.2 Hectare site @(250 DPH) ghn. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subdidy at E0 per unit (intermediate) Sustainability at £0 per unit 10% Affordable Housing in
DOWN MIDDLE UP 2010 2011 2012 2013 2013 2014 2015 2016 2016 2017 2019 2019 2019 2019 2019 2019 2019 2019	70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 INDUSTRIAL.1 DOWN MIDDLE UP DOWN 10:00:10	2011	2012	70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 1-61% 51% 2-9% 1-61% 51% 3-9% 1-61% 51% 3-9% 1-61% 159% 3-9% 1-61% 3-9%
2026 •• • • • • • • • • • • • • • • • • •	** ** **	2026 Value Area: Five 50 dwellings (.50 Flats) 0.2 Hectas etie @(250 DPH) dph. Gross profit. (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at ED per unit (ent) & ED per unit (intermed. Subsidy at ED per unit (ent) & ED per unit 70% Affordable Housing 70-30 Social Rent to Intermediate) 70-30 Social Rent to Intermediate)	acces and an access and access and access and access access and access access and access acce	95% 44% 19%

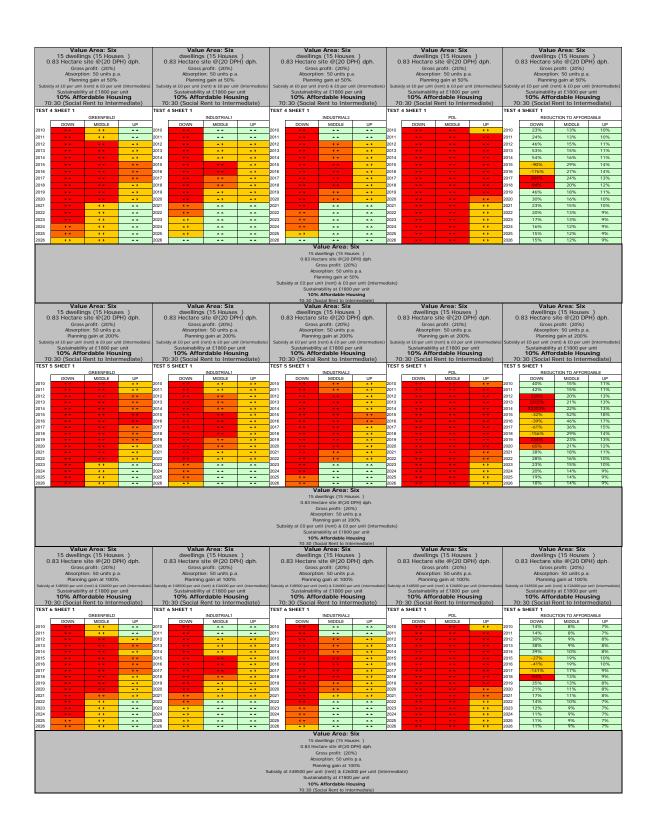
Value Area: Five 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100%. Suiciay at 61 per unit (freit Reit) Sustainability at 61800 per unit 10% Affordable Housing 50:50 (Social Rent to Intermediate) TEST 13 SHEET.	dwellin 0.2 Hectare s Gross Absorpt Plannin Subsidy at £0 per unit Sustalnabill 10% Affe	e Area: Five ligs (50 Flats) lite @(250 DPH) dph. profit: (20%) on: 50 units p.a. gain at 100% (rent) & £0 per unit (intermed ty at £1800 per unit ordable Housing Rent to Intermediate)	iate) Subsi	dwellin 1.2 Hectare s Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	a. iit (intermediate) unit sing	Subsid	dwellin 2 Hectare si Gross Absorption Planning y at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	ts) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	te) Subsid	dwellin 0.2 Hectare si Gross Absorptio Planning y at £0 per unit (r Sustainabilit 10% Affo	e Area: Five gs (50 Flats te @(250 DPl profit: (20%) on: 50 units p.a. g gain at 100% ent) & £0 per unit y at £1800 per u rdable Hous Rent to Intern	dph. (intermediate) unit ing
GREENFIELD		INDUSTRIAL1	IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFORE	
2010 DOWN MIDDLE UP	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN -44%	MIDDLE 54%	UP 24%
	2011	V V A)	2011	••	• •	A }	2011 2012	••	••	A }	2011	-31% -24%	86% 346%	28% 35%
2013	2013	VV A)	2013	• •	**	* >	2013	**	**	A 3	2013	-22%	2860%	36%
	2014	** **	2014	**	**	A P	2014 2015	**	**		2014	-17% -14%	-88% -42%	50% 83%
	2016	V V	2016	~ ~	* *	A.)	2016	**	**	**	2016	-16%	-48%	62%
	2017 2018 2019	* * * * * * * * * * * * * * * * * * *	2017		**	A }	2017 2018	**	**	A)	2017	-18% -22%	-68% -126%	46% 37%
2019	2019	V V A)	2019	**	**	A)	2019 2020	**	**	A):	2019	-28% -40%	-961% 190%	30% 25%
2021	2021		2021	• •	**	A >	2021	**	**	A >	2021	-68%	86%	22%
2022	2022	A) A)	2022	**	4)	A >	2022 2023	**	* *	A >	2022	-162% 1055%	56% 45%	20% 18%
2024	2023 2024 2025	A) A)	2024	**	* >	* >	2024	* *	A)	A >	2024	218%	42%	18%
	2025	A) A)	2025 2026	**	A)	* >	2025 2026	**	(*	A)	2025 2026	138%	40% 45%	17% 17%
Value Area: Five 50 dwellings (50 Flats) 0.2 Hectare site @(250 DPH) dph. Gross profit: (2005)	dwellir 0.2 Hectare s Gross	e Area: Five ngs (50 Flats) lite @ (250 DPH) dph. profit: (20%)		Abs. Abs. Pla bsidy at E0 per Sustair 10% 50:50 (5) Value dwellin 0.2 Hectare S	ability at £1800 Affordable Ho ocial Rent to Inte Area: Five	6) p.a. 0% er unit (interme per unit using ermediate)		dwellin 2 Hectare si	• Area: Fiv gs (50 Fla tte @(250 D profit: (20%)	ts) PH) dph.	C	dwellin 0.2 Hectare si	e Area: Five gs (50 Flats te @(250 DPI profit: (20%)) H) dph.
Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing 0:100 (Social Rent to Intermediate) TEST14 SHEET 1	Absorpt Plannir Subsidy at £0 per unit Sustainabili 10% Affo	on: 50 units p.a. g gain at 100% (rent) & £0 per unit (intermed ty at £1800 per unit ordable Housing Rent to Intermediate)	0:	Absorpti Plannin idy at £0 per unit Sustainabilit	on: 50 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	iit (intermediate) unit s inq	0:	Absorption Planning y at £0 per unit (Sustainabilit	on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	.a. 6 nit (intermediat r unit using	0:	Absorption Planning Planning y at £0 per unit (r Sustainabilit 10% Affo	on: 50 units p.a. g gain at 100% ent) & £0 per unit y at £1800 per u rdable Hous Rent to Intern	init ing
GREENFIELD		INDUSTRIAL1	1231		INDUSTRIAL2		1231		PDL	,	1231	REDUC	CTION TO AFFORE	
DOWN MIDDLE UP	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN -31%	MIDDLE 35%	UP 15%
2011	2011	A) A)	2011	**	4 *	A }	2011 2012	**	**	A)	2011	-22% -17%	57% 231%	18% 22%
2013	2013	V V A >	2013	• •	**	* >	2013	**	**	* >	2013	-16%	1904%	23%
2014	2014	** **	2014	**	**	A }	2014 2015	**	**	A >	2014	-12% -10%	-58% -28%	31% 51%
	2016	V V	2016	~ ~	* *	A.)	2016	**	**	(v	2016	-11%	-31%	38%
2018	2017 2018 2019	* * * * * * * * * * * * * * * * * * *	2017 2018	**	**	A }	2017 2018	**	**	A }	2017	-12% -15%	-44% -80%	28% 22%
	2019	** **	2019		• •	A } A }	2019 2020	**	**	A }	2019	-19% -26%	-607%	18% 15%
2021	2021	A) A)	2021	• •	4.)	* >	2021	• •	~ ~	A >	2021	-43%	53%	13%
2022	2022 2023 2024	A) A)	2022	**	4)	A }	2022 2023	**	(v	4)	2022	-102% 669%	34% 28%	11% 11%
2024	2024	A) A)	2024 2025	**	A)	A }	2024 2025	**	A)	A >	2024	137%	26% 25%	10% 10%
2026	2026	A) A)	2026	• •	* >	* >	2026	**	4)	4)	2026	75%	28%	10%
Value Area: 0 0 dwellings (0) 0 site of open open open open open open open open	dv 0 sit Gr At Plann S	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	Sub	0.2 Hect C Abs Dsidy at E0 per Sustair 10% 0:100 (S Valu dw O situ Gre Ab Planni	alue Area: F dwellings (50 F are site @(250 t cross profit: (20) crops profit: (20) corption: 50 unit (ent) & E0 p hability at £1800 & Affordable Ho cocial Rent to Intu ue Area: 0 velllings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0	lats) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	diate)	dw O site Gro Ab: Plannii Su	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0			dw O site Gro Abs Plannii Su	ue Area: 0 elllings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% tosidy at 0 inability at 0	
0% Affordable Housing	0% Affo	rdable Housing		0% Affor	rdable Hous	sing		0% Affor	rdable Hou	sing		0% Affor	rdable Housi	ng
	TEST 15 SHEET 1	INDUSTRIAL 4	TEST	15 SHEET 1	INDUSTRIALS		TEST 1	I5 SHEET 1	pni		TEST	15 SHEET 1	CTION TO AFFORM	ARIE
DOWN MIDDLE UP	DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0	0 -		0 0	-	-	-	0	-		-	0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0	0 -		0				o o				ō	0%	0%	0%
0	0 -		0	-	-		0 0	-	-	-	0	0%	0%	0% 0%
0	0 _		0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0 -		0	-	-		o .	-		-	ō	0%	0%	0%
0	0 -		0	-	-	-	0 0	-	-	-	0	0%	0%	0%
	0 -	-	0	-	-		0 0			-	0	0%	0% 0%	0% 0%
	0 -		0	-	-		0	-		-	0	0%	0%	0%
	v _ •			P	/alue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 fanning gain at 0 Subsidy at 0 Sustainability at Affordable Hou		2	-	-	-	<u>"</u> "	Un.	0.76	-0.8

50 dw 0.2 Hectaric Gr Abso Plar Subsidy at £0 per to Sustaina 10% A 70:30 (Soci	Ilue Area: Five veilings (50 Fi veilings (50 Fi veilings (50 Fi veilings panits panits panits panits panits panits panits panits penits	ats) PH) dph. .a. .a. .a. .a. .a. .a. .a.	e) Subsit	dwellin. 2 Hectare si Gross Absorptic Planning dy at £0 per unit (Sustainability 10% Affo 1:30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit) unit	e) Subsi	dwellir 2.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili 10% Affo 0: 30 (Social	e Area: Five ngs (50 Flat lite @(250 D profit: (25%) lon: 50 units p. gg gain at 1000; (rent) & £0 per u ty at £1800 per prodable Hou Rent to Inter	es) PH) dph. a. bit (intermediate) unit unit	Subsid	dwellin .2 Hectare si Gross Absorpti Plannin dy at £0 per unit i Sustainabilli 10% Affo 0: 30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prodable Hou	ts) PH) dph. a. 6 nit (intermediate r unit	e) Subsid	dwellin 2.2 Hectare s Gross Absorpti Plannin y at £0 per unit (i Sustainabilli 10% Affc 0: 30 (Social	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) PH) dph. a. bit (intermediate unit sing
TEST 16 SHEET	1 GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	Ī	DOWN	MIDDLE	UP
2010	***	A)	2010		**	A)	2010			A)	2010 2011	**	**	A)	2010	-29%	136%	33% 40%
2012	* *		2012	* *	* *		2012	• •	~ ~	A >	2012	* *	· ·	~ ~	2012	-19%	-133%	56%
2013	**	4.4	2013	* *	**	* *	2013	**	**	* *	2013 2014	• •	**		2013 2014	-18% -14%	-99% -47%	58%
2015	**		2015	**	**		2015				2015	**	**		2015	-12%	-30%	637%
2016	**	**	2016	**	**	**	2016	**	~ ~	~ ~	2016	**	**	**	2016	-13%	-33%	191%
2017	**	1.4	2017	**	• •	A)	2017	• • •	**	A >	2017 2018	**	**	**	2017	-15% -18%	-41% -56%	93% 61%
2019	**	A >	2019			A.):	2019	**	**	A >	2019	* *	• •	A >	2019	-22%	-91%	45%
2020	**	A)	2020	- ; ;	**	A)	2020	**	**	A)	2020 2021	**	**	A)	2020 2021	-29% -41%	-208% 703%	36% 30%
2022		A)	2022		**	A)	2022	**	**	A >	2022	**	**	A)	2022	-62%	142%	26%
2023	**		2023	**	**	A.):	2023	**	~ ~	* >	2023	**	**	A >	2023	-110%	86%	24%
2024	**	A)	2024	**	(v	A)	2024	• • •	**	A)	2024	* *	**	A)	2024	-184% -355%	74% 69%	23% 22%
2026	• •	A)	2026	**	• •	A)	2026	**	alue Area: F	* >	2026	**	**	A)	2026	-556%	83%	22%
50 dw 0.2 Hectari Gr Abso Plar	Ilue Area: Five vellings (50 FI e site @(250 D oss profit: (17%) orption: 50 units p nning gain at 100% unit (rent) & 60 per u	ats) IPH) dph. .a.		dwellin 2 Hectare si Gross Absorptio	profit: (17%) on: 50 units p. g gain at 100%	s) PH) dph. a.	C	osidy at E0 per u Sustain 10% 70:30 (S Valu dwellir 1.2 Hectare s Gross Absorpt Plannir	tare site @(250 Gross profit: (25 Gross profit: (25 Gross profit: (25 Gross profit: (25 Gross profit: (26 Gross profit: (26 Gross profit: (26 Gross profit: (27 Gross profit: (27 Gross profit: (17 Gross profit:	%) s p.a. power unit (intermediate) sermediate) PH) dph. a.	0	dwellin 2 Hectare si Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 1009	ts) PH) dph. .a. 6		dwellir 0.2 Hectare s Gross Absorpti Plannin	profit: (17%) on: 50 units p.a g gain at 100%	s) PH) dph. a.
Sustaina 10% A	billity at £1800 pe offordable Hou ial Rent to Inte	r unit using	70	Sustainability 10% Affo 1:30 (Social F	y at £1800 per rdable Hou	unit Ising	70	Sustainabili 10% Affo	ty at £1800 per ordable Hou Rent to Intel	unit Ising	70	Sustainabilit 10% Affo 0:30 (Social I 17 SHEET 1	y at £1800 pe rdable Hou	r unit using	70	10% Affo 0:30 (Social I 17 SHEET 1	ty at £1800 per ordable Hou	unit i sing mediate)
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	(*	A)	2010	**	A)	4)	2010	**	4)	4)	2010 2011	**		A)	2010	-73% -47%	48%	25% 29%
2012	~ ~		2012	**	**	A >	2012	**	· ·	A >	2012	**	· ·		2012	-33%	130%	34%
2013	**	A)	2013 2014	**	**	A)	2013 2014	**	**	A)	2013 2014	**	**	A)	2013 2014	-31% -23%	180% -238%	35% 46%
2015	**	4.4	2015	~ ~	* *		2015		~ ~	A >	2015	• •	**	**	2015	-19%	-69%	66%
2016	* *		2016	**	**	A >	2016	**	**	A P	2016 2017	**	* *	(v	2016	-21% -25%	-83% -143%	55% 44%
2017	**	A)	2018	**	· ·	A)	2017	**	**	A F	2018	•••		A)	2017	-31%	-729%	36%
2019	**		2019	* *	* *		2019	**	~ ~	* >	2019	**	**	A >	2019	-42%	235%	31%
2020	1 *	A)	2020	**	A >	A >	2020	**	A)	A)	2020 2021	**	**	A)	2020	-66% -143%	105%	27% 24%
2022	A >	A >	2022	* *	* >	A)	2022	• •	A >	A >	2022	* *	*)	A)	2022	9245%	50%	22%
2023	A }	4)	2023	**	A)	A)	2023 2024	**	A)	A)	2023 2024		A)	4)	2023 2024	171%	43% 40%	20%
2025	A)	* >	2025	**	4)	*)	2025		4)	*)	2025	**	*)	4)	2025	89%	39%	19%
2026	A >	* >	2026	**	*)	*)	2026	**	alue Area: F	*)	2026	**	*)	*)	2026	82%	42%	19%
0	Value Area: 0) dwellings (0) site @(0) dph.			dw 0 site	ue Area: 0 ellings (0) e @(0) dph.		Sut	0.2 Hed Abs Sidy at E0 per u Sustain 10% 70:30 (S Val dv 0 sit	dwellings (50 l tare site @(250 śross profit: (17 sorption: 50 unit anning gain at 11 init (rent) & E0 pasbility at £1800 6 Affordable Ho ocial Rent to Int ue Area: 0 vellings (0) e @(0) dph.	DPH) dph. %) s p.a. 00% er unit (interma per unit pusing	ediate)	dw 0 site	ue Area: 0 rellings (0) rellings (0) rellings (0)			dw 0 site	ue Area: 0 vellings (0) e @(0) dph.	
	Gross profit: 0 Absorption: 0			Gro	ss profit: 0 sorption: 0			Gn	oss profit: 0			Gro	ss profit: 0			Gro	oss profit: 0	
Pla	anning gain at 0%			Plannir	ng gain at 0%			Plann	sorption: 0 ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Planni	sorption: 0 ing gain at 0%	
s	Subsidy at 0 ustainability at 0				bsidy at 0 inability at 0				ubsidy at 0 ainability at 0				ibsidy at 0 inability at 0				ubsidy at 0 ainability at 0	
0% At	ustainability at 0 ffordable Hou	sing		0% Affor	dable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affo	rdable Hous	sing
TEST 18 SHEET	0 1		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
	GREENFIELD	1	4		INDUSTRIAL1	1	-		INDUSTRIAL2		1		PDL		_	REDU	CTION TO AFFOR	
DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	o	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	0	-	-	-	0			-	0			-	0	0%	0%	0%
0 -	-	-	0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0			0		-		0			-	0			-	0	0%	0%	0%
0			o		-		0				o				0	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			0		-		0		-	-	0	-		-	0	0%	0%	0% 0%
0			0				0				o				0	0%	0%	0%
0 -	-	-	0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0			0				0				0				0	0%	0%	0%
0	-	-	0	-	-	-	0			-	0			-	0	0%	0%	0%
0 _	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			0				0		-	-	0	-		-	0	0%	0%	0%
			-					F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at to Subsidy at to Sustainability at Affordable Ho). 0%					_			

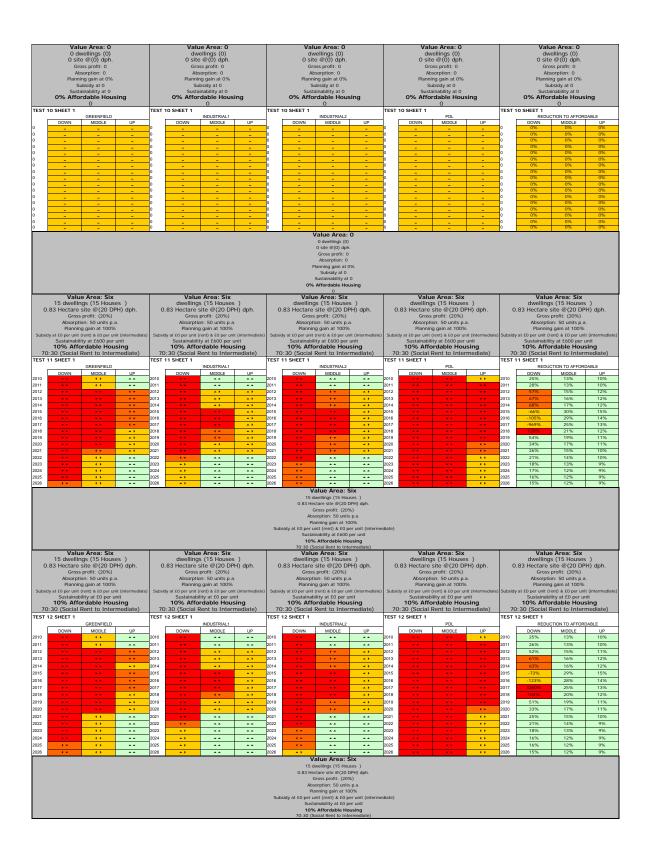
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: O	O site @(Ŏ) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	O site @(Ö) dph. Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	0 TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	Value Area: 0	U	0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
0	0	0 <u></u>		0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	<u> </u>	Value Area: 0		0.00

Figure 60 - Sensitivity Testing

Value Area: Six 15 dwellings (15 Houses)			Area: Six	es)			e Area: Six	es)			Area: Six				Area: Six	es)
0.83 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a.	0	.83 Hectare s Gross p		PH) dph.	C	1.83 Hectare Gross		PH) dph.	0.		site @(20 Di profit: (20%) in: 50 units p.		C	D.83 Hectare s Gross p		H) dph.
Planning gain at 100% Subsidy at £0 per unit (mem) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing	Subsid	Planning ly at £0 per unit (r Sustainability	gain at 100% ent) & £0 per un at £1800 per	nit (intermediat unit	e) Subsi	Plannin dy at £0 per unit Sustainabilit	g gain at 100% (rent) & £0 per ur ty at £1800 per	iit (intermediate) unit	Subsic	Planning dy at £0 per unit (Sustainabilit	gain at 100%	nit (intermediate unit	e) Subsid	Planning ly at £0 per unit (re Sustainability	gain at 100% ent) & £0 per uni at £1800 per	t (intermediate) unit
70:30 (Social Rent to Intermediate)		10% Affor : 30 (Social R 1 SHEET 1				10% And 0:30 (Social I	rdable Hou Rent to Inter			:30 (Social F				0:30 (Social R 1 SHEET 1	dable House ent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_	DOWN	TION TO AFFORI	UP
2010	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	**	**	() V V	2010	29% 30%	13% 13%	10% 10%
2012	2012 2013	**	* >	A)	2012	• •	1 *	A P	2012 2013	**	**	**	2012 2013	66% 81%	16% 17%	12% 12%
2014	2014 2015	**	A) V V	A >	2014 2015	**	4 *	A)	2014 2015	**	**	**	2014 2015	83% -56%	17% 32%	12% 15%
2016	2016 2017	**		A)	2016	••		A):	2016 2017	**	**	**	2016	-81% -270%	30% 27%	15% 14%
2018	2018 2019	**	1 *	A)	2018	• • •	4.4	A):	2018 2019	• •	**	**	2018	174%	22%	13%
2020	2020	**	A)	. ,	2020	· ·	4.4	A }	2020	**	Ü	(=	2020	37%	17%	11%
2022	2021 2022		**	4.4	2021	**	4 *	4.4	2021 2022	**	**	()	2021 2022	28% 21%	16% 14%	10% 10%
2023	2023 2024	A >	**	**	2023	(v	**	**	2023 2024	• •	**	()	2023 2024	19% 17%	13% 13%	9% 9%
2025	2025 2026	*>	**	**	2025 2026	(+	**	**	2025 2026	**	**	()	2025 2026	16% 16%	12% 13%	9% 9%
Value Area: SIX 15 dwellings (15 Houses) 0.83 Hectare site et/20 DPH) dph.	0		Area: SIX Is (15 House Ite @(20 De	es)		Pla osidy at E0 per u Sustair 10% 70:30 (Si Valu	Affordable Ho ocial Rent to Inte e Area: SIX IGS (15 Hous	0% er unit (interme per unit using ermediate)			o Area: SIX gs (15 Hous site @(20 D)	es)			Area: SIX gs (15 House afte @(20 DP	es) H) doh
Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustalnability at £1800 per unit		Gross p Absorption Planning By at £0 per unit (r	orofit: (20%) n: 30 units p.a gain at 100%	a. hit (intermediat		Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p.a g gain at 100%	a. iit (intermediate)		Gross Absorption Planning By at £0 per unit (profit: (20%) in: 30 units p. gain at 100%	a. hit (intermediate		Gross p Absorptio Planning ly at £0 per unit (re	orofit: (20%) n: 30 units p.a gain at 100%	t (intermediate)
10% Affordable Housing 70:30 (Social Rent to Intermediate)	70	10% Affor :30 (Social R	dable Hou	sing	70	10% Affo 30 (Social I	rdable Hou	sing	70	10% Affo	rdable Hou	ısing	70	10% Affor 0:30 (Social R	dable Hous	sing
TEST 2 SHEET 1 GREENFIELD		2 SHEET 1	INDUSTRIAL1	mediate		2 SHEET 1	INDUSTRIAL2	mediatey		2 SHEET 1	PDL	mediatey	TEST	2 SHEET 1	TION TO AFFORI	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 29%	MIDDLE 13%	UP 10%
2011	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	32%	14%	10%
2013	2013	**	* >	A)	2013	* *	(*	A >	2013	**	**	**	2012	83%	16% 17%	12% 12%
2014	2014 2015	**	**	A)	2014		**	A P	2014 2015	**		**	2015	-56%	18% 32%	12% 15%
2016	2016 2017	**	~ ~	A >	2016 2017	**	* *	* >	2016 2017	**	**	* *	2016 2017	-84% -305%	30% 27%	15% 13%
2018	2018 2019	**	1 +	A)	2018	**	(*	A P	2018 2019	**	**	**	2018	159% 60%	22% 19%	12% 12%
2020	2020 2021	**	A)	A >	2020	**	1 *	A } A }	2020 2021	**	**	(*	2020	36% 27%	17% 16%	11% 10%
2022	2022 2023	(v A)	**	**	2022 2023	4.4	**	**	2022 2023	**	**	0	2022 2023	21% 19%	14% 13%	10% 9%
2024	2024 2025	A)	**	**	2024	(v	**	**	2024 2025	**	**	()	2024	17% 16%	13% 12%	9% 9%
2026	2026	A)	**	**	2026	4.4	alue Area: \$	**	2026	**	**	0	2026	16%	13%	9%
Value Area: Six 15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph. Absorption: 70 units p.a. Planning gain at 100%		15 dwelling 83 Hectare s Gross p Absorption Planning	orofit: (20%) n: 70 units p.a gain at 100%	es) PH) dph. a.	d	0.83 Her Grant Abs Plate of the Control of the Cont	Ability at £1800 Affordable Hoocial Rent to Inte e Area: Six gs (15 Hous site @(20 Df profit: (20%) on: 70 units p.a g gain at 100%	IPH) dph. (6) (7) (8) (9) (9) (9) (9) (9) (9) (9) (9) (9) (9	0.	15 dwellin 83 Hectare : Gross Absorption	profit: (20%) in: 70 units p. gain at 100%	es) PH) dph. a.		15 dwelling 0.83 Hectare s Gross p Absorptio Planning	orofit: (20%) n: 70 units p.a gain at 100%	H) dph.
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 GREENFIELD	70	10% Affor : 30 (Social R 3 SHEET 1	at £1800 per dable Hou	unit sing	70	dy at £0 per unit Sustainabilit 10% Affo 0: 30 (Social 3 SHEET 1	ty at £1800 per ordable Hou	unit sing	70	Sustainabilit	y at £1800 per rdable Hou	unit Ising	70	10% Affor 0:30 (Social R 3 SHEET 1	at £1800 per dable Hou:	unit s ing mediate)
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP ()	2010	DOWN 28%	MIDDLE 13%	UP 10%
2011	2011 2012	* *	* *	**	2011	**	1 *	A A	2011 2012	**	**	* *	2011 2012	30% 67%	13% 16%	10% 12%
2013	2013 2014	**	* >	A)	2013 2014	**	1 *	A }	2013 2014	**	**	**	2013 2014	76% 82%	17% 17%	12% 12%
2015	2015	**	**	A)	2015	**	Ü	4 ¥	2015	**	**	**	2015	-55% -79%	33% 30%	16% 15%
2017	2017 2018 2019	**	(*	4)	2017 2018 2019	**	**	A P	2017 2018 2019	**	**	**	2017 2018 2019	-236% 193%	27% 22% 20%	14% 13% 12%
2019	2019 2020 2021	ŸŸ	A)	A)	2019 2020 2021	· ·	(*	A):	2019 2020 2021	Ü	- ;;	(*	2019 2020 2021	38% 28%	20% 18% 16%	12% 11% 10%
2022	2021 2022 2023	(*	**	**	2021	**	**	**	2021 2022 2023			()	2021 2022 2023	28% 22% 19%	16% 14% 13%	10% 10% 9%
2024	2024 2025	A)	**	**	2024	(+	**	**	2024 2025	**	**	O	2024 2025	17% 16%	13%	9% 9%
2026	2026	4)	**	**	2026	V:	alue Area: \$	ix .	2026	÷÷		Ö	2026	16%	13%	9%
					Sut	15 d 0.83 Hed 0.83 Hed Abs Pla Plasidy at E0 per u Sustair 10%	wellings (15 Hou ctare site @(20 I fross profit: (20 orption: 70 units unning gain at 10	ses) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	diate)							



	15 dwellin 33 Hectare : Gross Absorptio Planning t £25000 per unit	gs (15 Hous gs (15 Hous site @(20 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe	ses) PH) dph. a. 6 r unit (intermediate		dwellings .83 Hectare s Gross Absorptio Planning at £25000 per unit (profit: (20%) n: 50 units p.; gain at 100% rent) & £22000 per	PH) dph.		dwelling 0.83 Hectare Gross Absorpt Plannir at £25000 per unit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £22000 pc	PS) PH) dph. a. funit (intermediate		dwelling 1.83 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc	es) PH) dph. .a. 6 r unit (intermedi		dwelling: 0.83 Hectare s Gross Absorptio Planning y at £25000 per unit (profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	PH) dph. a. unit (intermediate)
70.	10% Affo	y at £1800 pe rdable Hou Rent to Inte	using	70	Sustainability 10% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing	7/	Sustainabili 10% Affo 0:30 (Social	ty at £1800 pe ordable Hou	using	70	Sustainabili 10% Affo 30 (Social	ty at £1800 pe ordable Hou Pent to Inte	using	7.	Sustainability 10% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing
	SHEET 1	GREENFIELD	inediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	i mediate)		7 SHEET 1	PDL	imediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 20%	MIDDLE 10%	UP
2011		÷	**	2011		**	**	2011		**	**	2011	**			2011	21%	10%	8% 8%
2012		**	1.	2012	**	A)	A)	2012	••	1 *	A >	2012 2013	**		• •	2012	45% 56%	12% 12%	9% 10%
2014	**	**	4)	2014 2015	**	A)	4)	2014	•••	1.4	A)	2014 2015	**			2014	58% -39%	13% 24%	10%
2016	**	**	1+	2016	• •	**	* >	2016	**	**	A Þ	2016	**	ÜÜ	Ü	2016	-58%	24%	12%
2017 2018	**	**	(v	2017 2018	**	4.4	4)	2017	* *	**	A }	2017 2018	**		**	2017	-196% 128%	21% 17%	11%
2019	**	* *	A)	2019	* *	4)	4)	2019		1 *	A)	2019 2020	* *			2019	46% 28%	16% 14%	10% 9%
2021 2022		(*	.,	2021 2022		* *	* *	2021	**	1.4	4.7	2021 2022	* *	* *	(v	2021	21% 17%	13% 12%	9% 8%
2023		()	**	2023	A)	**	* *	2023	4.*	**	**	2023	**		0	2023	15%	11%	8%
2024	**	()	**	2024	A)	**	**	2024 2025	1 +	**	**	2024 2025	* *		()	2024 2025	14% 13%	11% 10%	8% 8%
2026	4 *	0	**	2026	**	**	**	2026	4.*	alue Area:	**	2026	* *	• •	0	2026	13%	11%	8%
	15 dwellin 33 Hectare : Gross Absorptic Plannin; £ £36000 per unit : Sustainabilit	e Area: Six gs (15 Hous site @(20 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 pe y at £1800 pe rdable Hou	ses) PH) dph. a. 6 r unit (intermediate		dwelling: .83 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) n: 50 units p.: gain at 100%	S) PH) dph. a. unit (intermedial	C	at £25000 per u Sustaia 10% 70:30 (S Valu dwelling 0.83 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili	ability at £1800 a Affordable Hocial Rent to In e Area: Six gs (15 House site @(20 D profit: (20%) on: 50 units p g gain at 1009	000 per unit (int o per unit o per unit o per unit o pusing lermediate) PH) dph. a. 6 6 6 6 7 unit (intermediate r unit)	o	Valu dwelling .83 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. .a. 6 r unit (intermedi r unit		dwelling: 0.83 Hectare s Gross Absorptio Planning y at £36000 per unit (Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. a. unit (intermediate) unit
	30 (Social F	Rent to Inte			:30 (Social F				0:30 (Social	Rent to Inte	rmediate)):30 (Social I				0:30 (Social F		
TEST 8	SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 17%	MIDDLE 9%	UP 8%
2011	* *	()	1.4	2011	• •	**		2011	**	4.4	**	2011	••	~ ~	**	2011	17% 38%	9% 10%	8% 9%
2013	**	**	1+	2013	**	. >	* >	2013	••	1.4	A >	2013	**		**	2013	47%	11%	9%
2014	**	* *	A) (v	2014	**	A } V V	A)	2014	• •		A)	2014 2015	**		**	2014	49%	11% 22%	9% 12%
2016		**	1 *	2016 2017	**	**	4)	2016 2017	•••		A }	2016 2017	**			2016 2017	-50% -170%	22% 19%	11% 10%
2018	**	• •	A)	2018	• •	(v	4)	2018	**		A)	2018	**	~ ~	**	2018	112% 40%	15% 14%	10%
2020		**	A.)	2020	• • •	A >	A >	2020	~ ~	1.4	A >	2020	**		(*	2020	25%	13%	9%
2021	**	(+	*)	2021	(*	* *	.,	2021	**	**	* *	2021 2022	**	**	(v	2021	19% 16%	12% 11%	8% 8%
2023 2024	* *	()	**	2023 2024	**	**	**	2023 2024	1 *	**	**	2023 2024	••	~ ~	() ()	2023 2024	14% 13%	10% 10%	8% 7%
2025	**	() ()	**	2025	->	**	**	2025	1 *	**	**	2025 2026	- ; ;	**	0	2025	12% 12%	10%	7% 7%
		ue Area: O			Valu	e Area: 0		Subsidy	15 d 0.83 He (Abs Pl: at £36000 per u Sustaii 10% 70:30 (S Val	ability at £1800 Affordable H ocial Rent to In ue Area: 0	uses) DPH) dph. %) s p.a. 00% 000 per unit (ini	termedia	Vali	ue Area: 0			Valu	ue Area: 0	
	O site Gro Ab: Plannii Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 inability at 0 rdable Hou	sing		O site Gro Abs Plannir Su Susta	ellings (0) @(0) dph. as profit: 0 corption: 0 ag gain at 0% bisidy at 0 inability at 0 dable House	sing		O sit Gri Ab Plann Si Sust	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 rdable Hou	sing		O sitv Gro Ab Planni Su Susta	rellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% ebsidy at 0 einability at 0 erdable Hou			O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elisability at 0 rdable Hous	sing
TEST 9	SHEET 1	0		TEST	9 SHEET 1	0 -		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN 0%	MIDDLE	UP 0%
0		-	-	0	-	-		0	-	-	-	0	-	-		0	0%	0% 0%	0%
0	-			0	-		- 1	0		-		0	=	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0% 0%	0% 0%	0% 0%
0		-		0	-	-		0	-	-	-	0	-	-		0	0%	0% 0%	0% 0%
0		-		0	-	-		0	-			0	-	-		0	0%	0% 0%	0% 0%
0		-		0	-	-	-	0	-		-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
ŏ E				0				0				0	-	-		ŏ	0%	0%	0%
0		-	-	0	-	-		0	-	-	-	0	-	-		0	0%	0% 0%	0% 0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: 0 tanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								



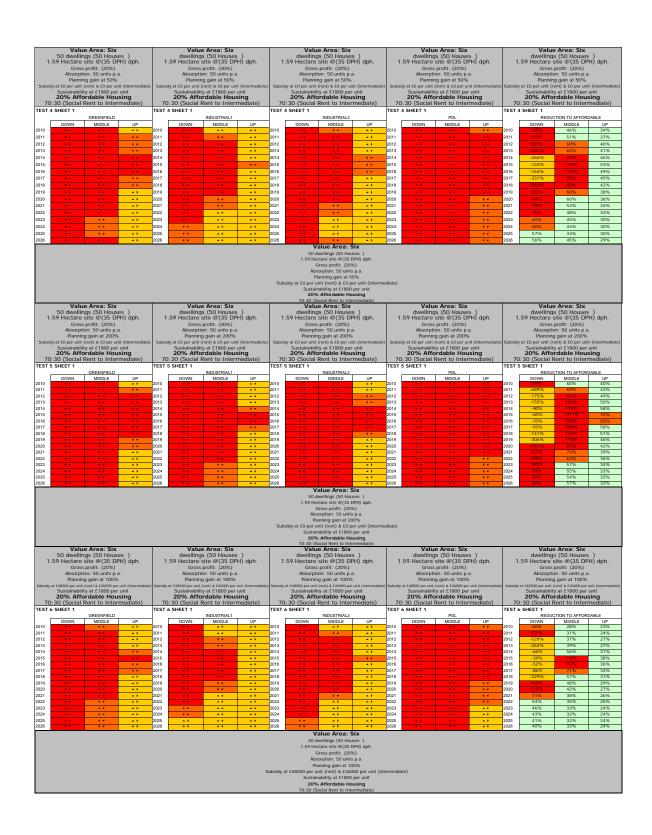
15 dwelling 0.83 Hectare si Gross p Absorption	ite @(20 DF profit: (20%) n: 50 units p.a gain at 100% ent) & £0 per ur r at £1800 per dable Hou	PH) dph. a. bit (intermediate) unit unit	Subsit	dwelling .83 Hectare :	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	PH) dph. it (intermediate unit sing	e) Subsi	dwelling 1.83 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 10% Affo	e Area: Six ys (15 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per un ty at £1800 per prodable Hou Rent to Inter	PH) dph. a. iit (intermediate) unit sing	Subsid	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermedia r unit using	te) Subsid	dwelling: 0.83 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. (intermediate) unit
	GREENFIELD	ı	iESi		INDUSTRIAL1		1231		INDUSTRIAL2		1231		PDL	ı	ILSI	REDUC	CTION TO AFFORE	
2010 DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP ()	2010	DOWN 25%	MIDDLE 12%	UP 9%
2011	()	- ^ ^	2011 2012	**	**	.,	2011	**	4 ¥	**	2011 2012	**	**	**	2011	26% 58%	12% 14%	9% 10%
2013	* *	(+	2013 2014	**	A)	4)	2013 2014	**	(*	A P	2013 2014	**	**		2013	72% 73%	14% 15%	10% 10%
2015	• •	4+	2015	**	· ·	* >	2015	• •	**	* >	2015	* *	**	••	2015	-49%	28%	13%
2016	•••	4+	2016 2017	**	**	A)	2016	••	**	* >	2016 2017	**	**		2016	-71% -235%	26% 23%	13% 12%
2018	**	A)	2018 2019	**	1 *	A)	2018	**		A }	2018 2019	**	**	**	2018	151% 54%	19% 17%	11% 10%
2020	• •	* >	2020	V V	A >	. >	2020	**	4.*	A >	2020	**	**	(*	2020	32%	15%	9%
2021	(¥	* *	2021 2022	(*	* *	.,	2021	~ ~	4.4	* *	2021 2022	**	**	(v	2021	24% 19%	13% 12%	9% 8%
2023	()	**	2023 2024	A)	**	**	2023 2024	1+	**	**	2023 2024	**	**	() ()	2023 2024	16% 15%	11% 11%	8% 8%
2025	\leftrightarrow	**	2025	* >	**	* *	2025	4 +	**	**	2025	• •	**	\leftrightarrow	2025	14%	11%	8%
2026	•	**	2026	->	**		2026	V	alue Area: \$	Six	2026	* *	* *	- 0	2026	14%	11%	8%
15 dwelling 0.83 Hectare si Gross p Absorption Planning Subsidy at £0 per unit (re Sustainability 10% Affor	ite @(20 Df profit: (20%) n: 50 units p.i gain at 100% ent) & £0 per ur r at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) sing	Subsid	dwelling .83 Hectare :	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. it (intermediate unit sing	O e) Subsi	ssidy at £0 per u Sustain 10% 50:50 (S Valu dwelling 1.83 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabill 10% Affe	anning gain at 10 nit (rent) & E0 p hability at £1800 6 Affordable Hoocial Rent to Int e Area: Six gs (15 House site @(20 D) profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ut yat £1800 pet prodable House Deat to Letae	er unit (interme per unit using ermediate) S) PH) dph. a. iit (intermediate) unit sing	O	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabillit 10% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwelling: 0.83 Hectare s Gross Absorptic Planning y at £0 per unit (n Sustainabilit; 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. (intermediate) unit
0:100 (Social Re TEST 14 SHEET 1	ent to Inter	mediate)		100 (Social F	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inter	mediate)		100 (Social I	Rent to Inte	rmediate)		100 (Social F	Rent to Interr	nediate)
DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	ABLE UP
2010	()	**	2010 2011	**	**		2010	• •	**	**	2010 2011	• •	* *	()	2010	16%	7% 7%	5% 5%
2012	* *		2012	**	A A	.,	2012	**	1 7	* >	2012	•••	**	**	2012	37%	8%	6%
2013	**	*>	2013 2014	**	A)	*)	2013 2014	**	1 *	A P	2013 2014	**	**	**	2013	47% 47%	9% 9%	6%
2015	**	4+	2015 2016	**	**	*)	2015 2016	**	**	A }	2015 2016	**	**	~~	2015 2016	-32%	16% 17%	8% 7%
2017	**	1.4	2017		(+	4)	2017		**	A >	2017	• •	**		2017	-149%	14%	7%
2018		*)	2018 2019	**	4 *	*)	2018 2019	**	1 *	A >	2018 2019	**	**	1.0	2018	94% 33%	11% 10%	6% 6%
2020	↓↓	.,	2020 2021	4.4	* *	* *	2020	**	4 *	A >	2020 2021	• •	• •	()	2020	19% 14%	9% 8%	5%
2022	•	**	2022		**	**	2022	4 +	**	**	2022	- ; ;	**	0	2022	11%	7%	5%
2023	()	**	2023 2024	A >	**	**	2023 2024	(v	**	**	2023 2024	**	**	↔	2023	10% 9%	7% 6%	4% 4%
2025	()	**	2025 2026	4)			2025 2026	4.5	**	**	2025 2026	**	**	()	2025 2026	8% 8%	6% 6%	4% 4%
O dwe O site Gross Abso Planning Sub Sustain	e Area: 0 ellings (0) @(0) dph. sis profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous	sing		dw O site Gro Ab: Plannii Su Susta O% Affor	ie Area: 0 ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous'	ing		15 d 0.83 He (Abs. posidy at E0 per u Sustain 10% 0:100 (S Val dv 0 sit Gr At Plann S Sust	alue Area: 1 wellings (15 Hox wellings (15 Hox wellings (16 Hox orption: 50 units unining gain at 1 not (rent) & 1 not (rent)	ses) p(pH) dph. p(p) p(p) p(p) p(p) p(p) p(p) p(p) p(p		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0		164	dw O site Gro Abs Plannir Su Susta O% Affor	ue Area: 0 rellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0	ing
TEST 15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFORE	ABLE
0 DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -		DOWN 0%	MIDDLE 0%	UP 0%
0 -		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		-	0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0% 0%
0		-	0			-	o o				o o	-			ō	0%	0%	0%
0 -		-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0%	0%
0 -	- : -	-	0		-	-	0	- :	-	-	0	-	-	-	0	0%	0%	0% 0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		-	0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
0 -		-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0%	0%
0 -		-	0	-	-	-	0	-	-	-	0 0	-	-	-	0	0% 0%	0%	0% 0%
							1	F	/alue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 tanning gain at 0 Subsidy at 0 Sustainability at Affordable Hor									

Value Area: Six 15 dwellings (15 Houses) 0.83 Hectare site @ (20 DPH) dpt Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 10%, 10% of the profit of the pr	ediate) Sub	dwelling 0.83 Hectare : Gross Absorptio Planning sidy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwelling 1.83 Hectare Gross Absorpt Planning dy at £0 per unit Sustainabil 10% Affo	gs (15 House site @(20 D site @(20 D s profit: (25%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 per pordable Hou Rent to Inte	S) PH) dph. a. bit (intermediate) r unit	Subsid	dwelling .83 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilli	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	te) Subsid	dwelling 0.83 Hectare : Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit sing
TEST 16 SHEET 1	TES	16 SHEET 1		·		16 SHEET 1		•		16 SHEET 1		•	TEST	16 SHEET 1		
GREENFIELD DOWN MIDDLE UF		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	2010	~ ~	A)	A >	2010	••	1.4	A)	2010 2011	**	**		2010	45% 48%	14%	11% 11%
2011	2011		(+	A)	2011		**	4)	2011				2011	-4592%	20%	13%
2013	2013 2014	**	4 *	A)	2013	**	**	A)	2013 2014	**	**		2013 2014	-322% -289%	22% 22%	13% 13%
2015	2014		**	1 +	2015	**	**	1 +	2015		**		2015	-28%	59%	18%
2016	2016	* * * *	**	* >	2016	**	* *	(*	2016	* *	**	~~	2016	-34% -49%	51%	17%
2017	2017	~ ~	**	A)	2017	**	**	A)	2017 2018	**	**		2017	-49% -102%	39% 29%	15% 14%
2019	2019	• •	* *		2019	* *	* *	A >	2019	**	* *	~ ~	2019	728%	25%	13%
2020	2020 2021	* *	1 *	A)	2020	**	**	A >	2020 2021		**		2020	78% 41%	20% 18%	12% 11%
2022	2022	~ ~	A >	*>	2022	* *	1.4	A >	2022	**	* *	(+	2022	30%	16%	10%
2023	2023 2024	(*	A)	A >	2023	• •	1 *	A)	2023 2024		**	(*	2023	22% 21%	15% 14%	10% 9%
2025	2025		**	**	2025	**	4.)		2025	**	**	\leftrightarrow	2025	19%	14%	9%
2026	2026	(•	**	**	2026	**	alue Area:	A A	2026	**	**	0	2026	19%	14%	9%
					Sul	0.83 He Ab sidy at E0 per t Sustai	wellings (15 Ho ctare site @(20 Gross profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & £0 p nability at £1800 & Affordable Ho	DPH) dph. %) s p.a. 00% er unit (interme per unit pusing	ediate)							
Value Area: Six			Area: Six			Valu	ocial Rent to Int e Area: Six				e Area: Six				Area: Six	
15 dwellings (15 Houses) 0.83 Hectare site @(20 DPH) dph		dwelling 0.83 Hectare	s (15 House site @(20 DI	s) PH) dph.		dwelling .83 Hectare	gs (15 House site @(20 D	s) PH) dph.	0	dwelling .83 Hectare	s (15 House site @(20 D	PH) dph.	(dwelling 0.83 Hectare :	s (15 Houses site @(20 DF	H) dph.
Gross profit: (17%)		Gross	profit: (17%)			Gross	s profit: (17%)		_	Gross	profit: (17%)			Gross	profit: (17%)	
Absorption: 50 units p.a. Planning gain at 100%		Planning	on: 50 units p. g gain at 100%			Absorpt Plannii	ion: 50 units p. ng gain at 1009	a.			on: 50 units p. g gain at 1009				on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (interm Sustainability at £1800 per unit	ediate) Sub	sidy at £0 per unit (rent) & £0 per ur y at £1800 per	nit (intermediat	e) Subs		(rent) & £0 per u		Subsi	dy at £0 per unit i	(rent) & £0 per u ty at £1800 pe		te) Subsid	ly at £0 per unit (r	ent) & £0 per un y at £1800 per	t (intermediate)
10% Affordable Housing		10% Affo	rdable Hou	sing		10% Aff	ordable Hou	sing		10% Affo	rdable Hou	using		10% Affo	rdable Hou	sing
70:30 (Social Rent to Intermediat TEST 17 SHEET 1	TFS	0:30 (Social F	Rent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	mediate)): 30 (Social I 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)
GREENFIELD			INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFOR	
2010 DOWN MIDDLE UF	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 22%	MIDDLE 13%	UP 10%
2011	2011	V V	**	**	2011		**		2011		••	\leftrightarrow	2011	23%	13%	10%
2012	2012 2013	**	A)	A >	2012	**	1.4	A)	2012 2013	**	**		2012	42% 48%	15% 16%	11% 11%
2014	2014	**	* >	* >	2014	**	1.4	* >	2014		**		2014	49%	16%	11%
2015	2015 2016	**	••	A)	2015 2016	• •	• •	A)	2015 2016	••	• •	••	2015 2016	-117%	28% 26%	14% 14%
2017	2017	▼ ▼	4.*	A)	2017	**	**	4)	2017		**		2017	205%	22%	13%
2018	2018 2019	••	4 *		2018	••	1	A)	2018 2019	••	• •		2018	72% 42%	20% 18%	12% 11%
2020	2020	~ ~	4)	* >	2020	**	1.4	- ·	2020		**	1.0	2020	30%	16%	10%
2021	2021 2022	(v	**	**	2021	4.4	**	**	2021	••	**	()	2021	23%	15%	10% 9%
2022	2022	A)	**	**	2022	1.	**	**	2022		**	\leftrightarrow	2022	17%	12%	9%
2024	2024	A 3	**	**	2024	*)	**	**	2024	**	**	\leftrightarrow	2024	16%	12%	9%
2025	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026		**	()	2025	15% 15%	12% 12%	9% 9%
Value Area: 0 0 dwellings (0)			ue Area: 0 ellings (0)		Sul	0.83 He Ab Pi ssidy at E0 per u Sustai 109 70:30 (\$Val	dwellings (15 Ho ctare site @(20 Gross profit: (17 Sorption: 50 unit anning gain at 1 unit (rent) & E0 p nability at £1800 & Affordable H cocial Rent to Int ue Area: 0 vellings (0)	DPH) dph. %) s p.a. 00% er unit (interme per unit pusing	ediate)	Val u dw	ue Area: 0 rellings (0)				ue Area: 0 ellings (0)	
0 site @(0) dph.		0 site	@(0) dph.			0 sit	e @(0) dph.			0 site	e @(0) dph.			0 site	@(0) dph.	
Gross profit: 0 Absorption: 0		Ab:	ss profit: 0 sorption: 0			Al	oss profit: 0 osorption: 0			Ab	ss profit: 0 sorption: 0			Abs	ss profit: 0 sorption: 0	
Planning gain at 0% Subsidy at 0			ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0				ng gain at 0% ibsidy at 0				ng gain at 0% bsidy at 0	
Sustainability at 0 O% Affordable Housing		Susta	inability at 0 dable Hous	sina		Sust	ainability at 0	sina			inability at 0 rdable Hou	sina		Susta	inability at 0	ina
0			0	9			0	9			0	9			0	9
TEST 18 SHEET 1 GREENFIELD	TES	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN MIDDLE UF		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP	İ	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	0		-		ő				0				ő	0%	0%	0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-0		-		0			-	0				0	0%	0%	0%
0	ő		-		0				o				0	0%	0%	0%
	0	-	-	-	0		-	-	0			-	0	0%	0%	0%
0	-	-			0	-	-		ō	-			ō	0%	0%	0%
0	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	- C	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	ő	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0	-	-	-	0	-	-	-	0			-	0	0%	0%	0%
0	0				0				0				0	0%	0%	0%
						ı	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
ST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0	6	0 0% 0% 0%
	0 -	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0	0	0 0% 0% 0%
	<u> </u>	Value Area: 0	<u> </u>	0.00 0.00
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
Value Area: 0	Value Area: 0	0% Affordable Housing 0 Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	0% Affordable Housing 0 Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	0% Affordable Housing 0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0% Affordable Housing 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustisdy at 0 Sustianability at 0 0% Affordable Housing 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subdidy at 0 % Subdidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MINDLE UP
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subdidy at 0 % Subdidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 EQUITY OF THE STATE OF THE SHEET OF
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T ZO SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) oph. Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Commonwealth of the common of the co	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 % Affordable Housing 0 77 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affrordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TZ 20 SHEET 1 GREENFIELD DOWN MEDGLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 0 Subsidy at 0 Subsidy at 0 Outliness of the decision o	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) oph. Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Commonwealth of the common of the co	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing U T 20 SHEET 1 GREENFIELD DOWN MEDOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDEE UP 0 0 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) oph. Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Commonwealth of the common of the co	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph, Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDQUE UP 0 0 % 0
O dwellings (0) O site (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substainability at 0 O'S Affordable Housing O'ON Affordable Housing T 20 SHEET 1 DOWN MODLE UP	dwellings (0) 0 site @ (0) dph.	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP DOWN INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 006 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP 0 - - 0 - - 0 - 0 - 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MINOLE UP O O O O	dwellings (0) Osite @(0) dph,
O dwellings (0) O site (#00) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O'M Affordable Housing U T 20 SHEET 1 DOWN MIDQLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRUL2 DOWN MIDDLE UP DOWN MIDDLE UP DOWN INDUSTRUL2 DOWN INDU	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (e) (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 006 After dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP 0 - - 0 - - 0 - 0 - 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S HOUSE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site (#00) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O'M Affordable Housing U T 20 SHEET 1 DOWN MIDQLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sutsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRUL2 DOWN MIDDLE UP DOWN MIDDLE UP DOWN INDUSTRUL2 DOWN INDU	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) Osite @(0) dph,
O dwellings (0) O site (9(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENPIELD DOWN MEDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL! DOWN MCDCE UP	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP 0 - - 0 - - 0 - 0 - 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S HOUSE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MEDGE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP 0 - - 0 - - 0 - 0 - 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S HOUSE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site (#2(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Osc Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing 0 0 0 0 0 0 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site (2)(0) ph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 O'S Alfordable Housing O'T 20 SHEET 1 OWN MODLE UP	dwellings (0) 0 10 10 10 10 10 10 1	O% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianiability at 0 O% Affordable Housing TEST 20 SHEET 1 DOUSTRAL2 COWN MIDGLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 OREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDEE UP 0 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing OFERMED DOWN MEDOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	O% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainateling at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRAL2 DOWN MDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	O% Affordable Housing Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NDUSTRAL2 DOWN MEDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing OFERMED DOWN MEDOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O T 20 SHEET 1 OREENFIELD DOWN MICOLE UP	dwellings (0) 0 10 10 10 10 10 10 1	0% Affordable Housing Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)

Figure 61 – Sensitivity Testing

50 dwellin 1.59 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a	PH) dph.	1	50 dwellin 59 Hectare: Gross Absorption	profit: (20%) on: 50 units p.:	PH) dph.	1	50 dwellin .59 Hectare Gross Absorpti	profit: (20%) on: 50 units p.a	PH) dph.	1	50 dwellin 59 Hectare : Gross Absorptie	profit: (20%) on: 50 units p.:	es) PH) dph. a.	1	50 dwellin 1.59 Hectare Gross Absorpti	e Area: Six gs (50 House site @(35 DP profit: (20%) on: 50 units p.a	H) dph.
Subsidy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	it (intermediate) unit sing		dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	it (intermediate unit sing		dy at £0 per unit Sustainabilit	ty at £1800 per ordable Hou	it (intermediate) unit sing		dy at £0 per unit (Sustainabilit	y at £1800 per rdable Hou	nit (intermediate r unit using		y at £0 per unit (i Sustainabilit 20% Affo	g gain at 100% rent) & £0 per uni ty at £1800 per ordable Hous Rent to Intern	unit s ing
TEST 1 SHEET 1	GREENFIELD		TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1	CTION TO AFFORE	DARI E
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 165%	MIDDLE 50%	UP 36%
2011	**	1 🕶	2011	Ť	- i÷		2011	**	**	* *	2011		- ii	**	2011	332%	56%	39%
2012	**	1+	2012 2013	**	**	4)	2012	**	**	A }	2012 2013	**	**	**	2012 2013	-1342% -672%	68% 72%	43% 43%
2014	**	**	2014 2015	**	**	4)	2014 2015	**		(*	2014 2015	**	**	**	2014 2015	-161% -91%	104%	49% 58%
2016	**		2016	**	• •	17	2016	**	**	(*	2016			**	2016	-91% -114%	201% 167%	54%
2017	••	4 +	2017 2018	••	· ·	4)	2017 2018	••	• •	(v	2017 2018	••	••	••	2017 2018	-179% -456%	124%	49% 44%
2019	**	4.4	2019	**			2019	**	**	* >	2019			**	2019	762%	78%	41%
2020	**	A)	2020 2021	**	1.4	A)	2020	••		4)	2020 2021	**	**	4.5	2020	211% 123%	67% 58%	38% 35%
2022	**	* >	2022	• • •	4 🕶	A >	2022	**	1 *	* >	2022			1.	2022	89%	52%	33%
2023	**	*)	2023 2024	**	A)	4)	2023	**	1 *	A P	2023 2024	**	**	(*	2023	74% 68%	48% 47%	32% 31%
2025	• •	* >	2025	••	A >	* >	2025	• •		A P	2025	• •	••	4.*	2025	64%	46%	31%
2026	**	* >	2026	~ ~	.,	.,	2026		alue Area: S wellings (50 Hou		2026	**	••	(•	2026	62%	48%	30%
	e Area: SIX gs (50 House	es)		Value 50 dwellin	e Area: SIX gs (50 Hous	es)	Sub	1.59 Hec C Abs Pla ssidy at E0 per u Sustair 20% 70:30 (S	tare site @(35 t iross profit: (205 orption: 50 units inning gain at 10	OPH) dph. 6) ; p.a. 10% er unit (interme per unit using ermediate)	diate)		e Area: Six gs (50 Hous	es)			e Area: SIX gs (50 House	·S)
1.59 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (site @(35 DF profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un	PH) dph. it (intermediate)		.59 Hectare : Gross Absorption Planning By at £0 per unit in	site @(35 Di profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per ur	PH) dph. a. it (intermediate		.59 Hectare Gross Absorpti Plannin dy at £0 per unit	Site @(35 Di profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per ur	PH) dph.		.59 Hectare : Gross Absorption Planning dy at £0 per unit (site @(35 Di profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per un	PH) dph. a. bit (intermediate		I.59 Hectare Gross Absorpti Plannin y at £0 per unit (r	Site @(35 DP profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per uni	H) dph. t (intermediate)
Sustainabilit 20% Affo 70:30 (Social F TEST 2 SHEET 1	y at £1800 per rdable Hou Rent to Inter	sing	70	Sustainabilit	y at £1800 per rdable Hou Rent to Inter	unit sing	70	Sustainabilit	y at £1800 per ordable Hou Rent to Inter	unit sing			y at £1800 per rdable Hou Rent to Inter	ising	70	Sustainabilit 20% Affo 0:30 (Social I 2 SHEET 1	ty at £1800 per brdable Hous Rent to Interr CTION TO AFFORD	unit s ing mediate)
DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010	**	4 ¥	2010 2011	**	4.4	4)	2010	**	**	4)	2010 2011	**		**	2010	201% 570%	52% 60%	37% 40%
2012	* *	4.4	2012	* *	**	* >	2012	• •	• •	* >	2012	**	**	**	2012	-836%	70%	43%
2013	**		2013 2014	**		(v	2013	• •		(*	2013 2014	•••			2013 2014	-312% -124%	80% 126%	45% 52%
2015	**	**	2015 2016	**	**	4+	2015 2016	••	**	· ·	2015 2016	••	**	**	2015 2016	-98% -127%	183%	56% 52%
2017	**	1.4	2017		~ ~	A)	2017		**	1.	2017			**	2017	-221%	112%	47%
2018	**	4 7	2018 2019	**	**	4)	2018 2019	**		A }	2018 2019	* *	**	**	2018 2019	-939%	88%	43% 39%
2020	**	4)	2020	**			2020	**	**	*	2020	**	**	(*	2020	171%	63%	37%
2021	**	*)	2021 2022		4.7	4)	2021			A P	2021 2022			1 *	2021	109% 82%	56% 50%	34% 32%
2023	* *	* >	2023	**	* >	* >	2023	• •	4.*	* >	2023	• •	**	4.*	2023	71%	48%	31%
2024	**	*)	2024 2025	**	A >	4)	2024	**	1 *	A P	2024			(*	2024	66%	46% 47%	31% 31%
2026	**	*)	2026	~~	1.	->	2026	· · ·	alue Area: S	* >	2026	**	**	(+	2026	62%	49%	30%
Value 50 dwellin 1.59 Hectare's	e Area: Six gs (50 House site @(35 DF	es) PH) dph.	1	Valu 50 dwellin 59 Hectare	e Area: Six gs (50 Hous site @(35 DI	es)		1.59 Hed G Abs Platesidy at E0 per u Sustair 20% 70:30 (St	Affordable Ho ocial Rent to Inte e Area: Six igs (50 Hous	IPH) dph. 6) is p.a. 10% er unit (interme per unit using ermediate)			e Area: Six gs (50 Hous site @(35 Di	es)		50 dwellin	e Area: Six gs (50 House site @(35 DP	es) H) dph.
Gross Absorptio Planning Subsidy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	it (intermediate) unit sing	Subsid	Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. iit (intermediate unit sing) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 70 units p.i g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou	a. nit (intermediate) unit sing	Subsi	Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	a. hit (intermediate runit using) Subsid	Gross Absorpti Plannin y at £0 per unit (i Sustainabilit 20% Affo	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable House Rent to Intern	t (intermediate) unit sing
TEST 3 SHEET 1	GREENFIELD			3 SHEET 1	INDUSTRIAL1			3 SHEET 1	INDUSTRIAL2			3 SHEET 1	PDL			3 SHEET 1	CTION TO AFFORE	
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010		MIDDLE 50%	
2011		4.4	2011		1,0	^)	2011	- ;;	• • •	* *	2011				2011	281%	55%	38%
2013	**	1+	2012 2013	**	**	4)	2012 2013	**	**	A) A)	2012 2013	**	**	**	2012 2013	-1118% -535%	68% 74%	43% 44%
2014	**	**	2014 2015	**	**	4 ¥	2014 2015	**	**	(v	2014 2015	**	**	**	2014 2015	-187% -85%	97% 225%	48% 60%
2016		**	2016 2017	V V		1 +	2016	**	**	**	2016 2017	**	**	**	2016 2017	-104% -154%	188%	56% 51%
2018		- 11	2018	v.		4)	2018		**	**	2018				2018	-321%	103%	46%
2019	**	4+	2019 2020			*)	2019 2020	**	**	4)	2019 2020	**	**	**	2019 2020	2640% 264%	82% 70%	42% 39%
2021	**	4)	2021 2022	**	4.4	4)	2021	**	**	4)	2021 2022	**	**	1.4	2021	139% 97%	61% 54%	36% 34%
2023	**	A)	2023		A)	.,	2023	V V	(*	A)	2023	**		1.	2023	76% 70%	49% 48%	32% 31%
2024 2025 2026	•••	*)	2024 2025 2026	- VV	4)	*)	2025	Ų.	(*	*)	2024 2025 2026			1.	2024 2025 2026	65%	46% 46% 48%	31% 31%
			2020					50 d 1.59 Hed G Abs Pla sidy at E0 per u Sustair 20%	alue Area: \$ wellings (50 Houstare site @(35 Is iross profit: (20) orption: 70 units unning gain at 10 nit (rent) & £0 p sability at £1800 • Affordable Ho ocial Rent to Inte	ses) DH) dph.) p) a.) p) a.) % er unit (interme per unit using					2020	9370	70/10	J. (7)



50 dwellin 1.59 Hectare : Gross Absorpti Plannin Subsidy at £25000 per unit	e Area: Six gs (50 Houses) site @(35 DPH) dph. profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £22000 per unit (intermed ty at £1800 per unit		dwelling 1.59 Hectare Gross Absorpti Plannin (at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a. b. r unit (intermedia		dwelling .59 Hectare Gross Absorpt Plannir	gs (50 House site @(35 Di sprofit: (20%) lon: 50 units p. ng gain at 100% (rent) & £22000 per ty at £1800 per	PH) dph. a. unit (intermediate		dwelling .59 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. .a. 6 r unit (intermedia		dwelling 1.59 Hectare Gross Absorption Planning y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	H) dph.
20% Affo	ordable Housing Rent to Intermediate)	7/	20% Affo 0:30 (Social	rdable Hou	ısing	7/	20% Aff	ordable Hou Rent to Inter	sing	70	20% Affo	rdable Hou	using	7.	20% Affo 0:30 (Social I	rdable Hous	sing
TEST 7 SHEET 1	GREENFIELD		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1	PDL	illediate)	TEST	7 SHEET 1		
DOWN	MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	MIDDLE	UP	=	DOWN	MIDDLE	UP
2010	V V A >	2010 2011	**	A)	A)	2010	**	1.	<u> </u>	2010 2011	• •	**	**	2010	107% 216%	37% 42%	28% 30%
2012	** (*	2012	**	1 *	A)	2012	**	**	A >	2012	**	**	**	2012	-873% -437%	50% 53%	34% 34%
2014	** (*	2014	• •	**	A)	2014	••	**	4.5	2014	• •	• •	••	2014	-106% -61%	76%	39% 46%
2016	**	2016	**	**	A >	2016	**	**	(*	2016	• •	**	**	2016	-78%	124%	43%
2017	** (*	2017	**	**	A)	2017	**	**	A >	2017	**	**	**	2017	-125% -325%	93% 73%	40% 37%
2019	** A)	2019	••	• •	4.)	2019	••	••	A)	2019 2020	• •	••	••	2019	554%	61% 53%	34% 32%
2021	VV A)	2021	• •	(*	4)	2021	• •	(*	* >	2021	• •	**	(*	2021	92%	47%	30%
2022	(v A)	2022 2023	• •	A)	* >	2022	• •	4.7	A)	2022 2023	• •	~ ~	(*	2022	69% 58%	42% 39%	28% 27%
2024	(v A)	2024 2025	(v	4)	4)	2024 2025	• • •	A)	<u> </u>	2024 2025	**	* *	1 *	2024 2025	53% 51%	38% 38%	27% 27%
2026	**	2026	1+	4)	A)	2026		alue Area:	* >	2026	- ;;	**	17	2026	49%	39%	26%
50 dwellin 1.59 Hectare: Gross Absorptin Plannin Subsidy at £36000 per unit Sustainabilit 20% Affo 70:30 (Social #	e Area: Six gg (50 Houses) site @(35 DPH) dph. proffit: (20%) on: 50 units p.a. g gain at 100% (reant &£2000 per unit (intermed) ty at £1800 per unit prdable Housing Rent to Intermediate)	iate) Subsidy	dwelling 1.59 Hectare Gross Absorpti Plannin (at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. a. b. r unit (intermedia	1 (te) Subsidy	Sustai 209 70:30 (5 Valu dwelling 1.59 Hectare Gross Absorpt Plannir vat £36000 per unit Sustainabill 20% Affo	unit (rent) & E22(nability tent) at £1800 6 Affordable He docial Rent to Inte Area: Six go (50 Houses site @(35 Di s profit: (20%) ion: 50 units p. go gain at 100% (rent) & £24000 per ty at £1800 per brodable Hou Rent to Inter	per unit using ermediate) S) PH) dph. a. unit (intermediate r unit using	1 Subsidy	Valu- dwelling .59 Hectare Gross Absorpti- Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per ordable Hou	es) PH) dph. a. a. funit (intermedia runit using	nte) Subsid	dwelling 1.59 Hectare Gross Absorptic Plannic y at £36000 per unit Sustainabilit 20% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou:	H) dph. unit (intermediate) unit
TEST 8 SHEET 1	GREENFIELD		8 SHEET 1	INDUSTRIAL1	•		8 SHEET 1	INDUSTRIAL2	•		8 SHEET 1	PDL	•	TEST	8 SHEET 1	CTION TO AFFORI	
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 33%	UP 26%
2011	** **	2011	**	4)	* >	2011	**	(*	A >	2011	• •	**	**	2011	176%	37%	28%
2012	** (*	2012	**	1 *	A)	2012	**	**	A >	2012	**	**	**	2012	-711% -356%	44% 47%	30% 31%
2014	** (*	2014	**	**	A)	2014	**	**	4)	2014	**	**	**	2014	-87% -51%	67%	35% 42%
2016	** **	2016	* *	* *	A >	2016	* *	• •	(+	2016	* *	* *	• •	2016	-66%	110%	40%
2017	** (*	2017 2018	**	**	A }	2017	**	**	A P	2017 2018	• •	**	**	2017 2018	-107%	82% 65%	37% 34%
2019	* * * * * * * * * * * * * * * * * * *	2019	**	1 *	A)	2019	**	**	A >	2019	**	**	4.4	2019	482% 137%	55% 48%	31% 30%
2021	(v A)	2021 2022	**	A)	A)	2021	**	17	A)	2021 2022	• •	* *	1 *	2021	82%	42% 39%	28% 27%
2023	(v)	2023	4.4		A >	2023	~ ~	A >	A >	2023	**	**	A)	2023	52%	36%	26%
2024	(v A)	2024	(*	4)	4)	2024	• •	A)	A >	2024 2025	**	~ ~	A)	2024	48% 46%	35% 35%	25% 25%
2026	(*	2026	(*	•)	.)	2026	50 c 1.59 He 4 Ab: PI	dive Area: State (1908) dwellings (50 Houctare site (2008) Gross profit: (2008) sorption: 50 units anning gain at 10	ises) DPH) dph. %) s p.a. 00%	2026			A)	2026	45%	36%	25%
						Subsidy	Sustai 209 70:30 (S	nit (rent) & E240 nability at E1800 6 Affordable Ho social Rent to Int	per unit using	termedis							
0 dv 0 site Gro Ab: Planni St. Suste	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Housing		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 up gain at 0% ubsidy at 0 alnability at 0 rdable Hou:	-1		dv O sit Gr Al Plann S Sust	ue Area: 0 vellings (0) ve @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hous			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% absidy at 0 alnability at 0 rdable Hou	-1		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous	·
TEST 9 SHEET 1	0	TECT		0	sirig	TECT		0	sing	TECT		0	3ii ig	TECT		0	g
	GREENFIELD LIB	IEST	9 SHEET 1	INDUSTRIAL1		IEST	9 SHEET 1	INDUSTRIAL2	lie.	IESÍ	9 SHEET 1	PDL MIDDLE	- In	IEST		CTION TO AFFORI	DABLE
0 DOWN	MIDDLE UP	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	0%
0 -		ő		-		0				0		-		ő	0%	0%	0%
0 -		0	-			0		-	-	0	=	-		0	0%	0%	0%
0 -	1 1	0	-	-		0	-	-	-	0	-	-	=	0	0% 0%	0% 0%	0% 0%
0 -	1 1	0	-	-		0	-		-	0	-	-	=	0	0%	0% 0%	0% 0%
0 -		0	-	-		0	-		-	0		-	-	0	0% 0%	0% 0%	0% 0%
0 -		0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -		0				0			-	0	=	-		0	0%	0%	0%
0 -		0	-	-		0	=		-	0	-	-		0	0%	0%	0%
-	-		-	-			-	Value Area:		ľ	-	-		, v	370		
							F	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0	1%								
							0%	Sustainability at Affordable Ho									

Value Area: 0 0 deveilings (0) 0 istice @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 10 SHEET 1 DOWN MODUE 0 0	ds O sil	July Area: 0 veilings (0) e @ (0) dph. sss profit: 0 sss profi	DOWN M	IS (0)) (dph. iff. 0) (dph. i	dwi O site Gro: Abs Plannir Su Susta	ine Area: 0 sillings (0) (iii)	dh 0 sil	Ue Area: 0 wellings (0) te (@ (0) dph. wellings (0) te (@ (0) dph. wss profit: 0 bsorption: 0 ing gain at 0% ubskly at 0 ubskly at 0 UCTION TO AFFORDABLE WIEDCLE UP UP UP UP UP UP UP UP UP U							
Sustainability at £600 per unit 20% Affordable Housing	50 dwellings (50 Houses) 5.9 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Plearing gain at 100% Absorption: 50 units p.a. Absorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Plearing gain at 100% Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption: 50 units p.a. Assorption:														
70:30 (Social Rent to Intermediat TEST 11 SHEET 1	70: 30 (Social TEST 11 SHEET 1 2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023	INDUSTRIAL1 INDUSTRIAL1 MIDOLE UP A	70:30 (Social Rent TEST 11 SHEET 1 NDU 2010 2010 2011 2012 2013 2014 2014 2016 2016 2017 2018 2019 2019 2019 2019 2019 2019 2019 2019	to Intermediate) STRIAL2 DOLE	70:30 (Social R	tent to Intermediate)	70:30 (Social TEST 11 SHEET 1	Rent to Intermediate)							
Value Area: Six 50 dwellings (50 Houses) 1.59 Hectare site et (25 DPH) girl Absorption 50 units p.a. Planning gain at 100% Subsidy st (50 per unit (even) 4.00 per unit (even) 20% Affordable Housiling 70.30 (Social Bent to Intermediat	dwellin, 1.59 Hectare Gros Absorpt Planni diate) Subsidy at £0 per unit Sustainal 20% Aff 70:30 (Social	e Area: Six ps (50 Houses) site @ (35 DPH) dph. profft: (20%) on: 50 units p.a. g gain at 100% (reni) à 60 per unit (intermedate) ility at 60 per unit prodable Housing Rent to Intermediate)	Planning Subsidy at 0 per unit free Sustainability 20% Affor 70:30 (Social ta Value Arc dwellings (50 1.59 Hectare site 6 Absorption: 56 Absorption: 56 Subsidy at 0 per unit (end) 4 Sustainability at 20% Affordat 70:30 (Social Rent	gain at 100% 1) & ED per unit (intermed ad E00 per unit datable Housing ant to Intermediate) 3a: Six Houses) 2(35 DPH) dph. (20%) units p.a. at 100% £0 per unit (intermediate) £6 Def unit (intermediate) £6 Def unit (intermediate) £6 Def unit (intermediate) £6 Def unit (intermediate)	Value dwellings 1.59 Hectare s Gross Absorptic Planning Subsidy at £0 per unit (6 Sustainabil 20% Affo 70:30 (Social R	Area: Six 5 (50 Houses) itte @(35 DPH) dph. profit: (20%) n: 50 units p.a. gain at 100% ent) à £0 per unit (rdable Housing tent to intermediate)	dwelling 1.59 Hectare Gros Absorpt Plannin s) Subsidy at £0 per unit Sustainal 20% Aff 70:30 (Social	ie Area: Six gs (50 Houses) stte @(35 DPH) dph. stee (35 DPH) dph. st							
TEST 12 SHEET 1 GREENFIELD DOWN MIDGLE UF 2011 2012 2013 2014 2014 2019 2016 2016 2017 2018 2020 2021 2022 2023 2024 2025 2026 2026	2014	10 11 11 11 11 11 11 11 11 11 11 11 11 1	DOWN M 2010 2011 2011 2012 2012 2013 2014 2016 2016 2017 2019 2020 2020 2021 2022 2022 2023 2023	STRAL2 DOE	DOWN - DO	PDL MIDDLE UP 17 17 17 17 17 17 17 17 17 17 17 17 17	TEST 12 SHEET I REDI DOWN 2010	DCTION TO AFFORDABLE MIDDLE UP 47% 35% 35% 53% 37% 63% 41% 67% 42% 101% 55% 101% 55% 101% 47% 82% 47% 82% 47% 83% 101% 55% 107% 47% 85% 43% 71% 39% 63% 101% 101% 101% 101% 101% 101% 101% 10							
			Value 50 dwelling 1.59 Hectare si Gross p Absorptior Planning Subsidy at £0 per unit (rer Sustainabili 20% Affor	Area: Six s (50 Houses) te @(35 DPH) dph. rofit: (20%) i: 50 units p.a. gain at 100%											

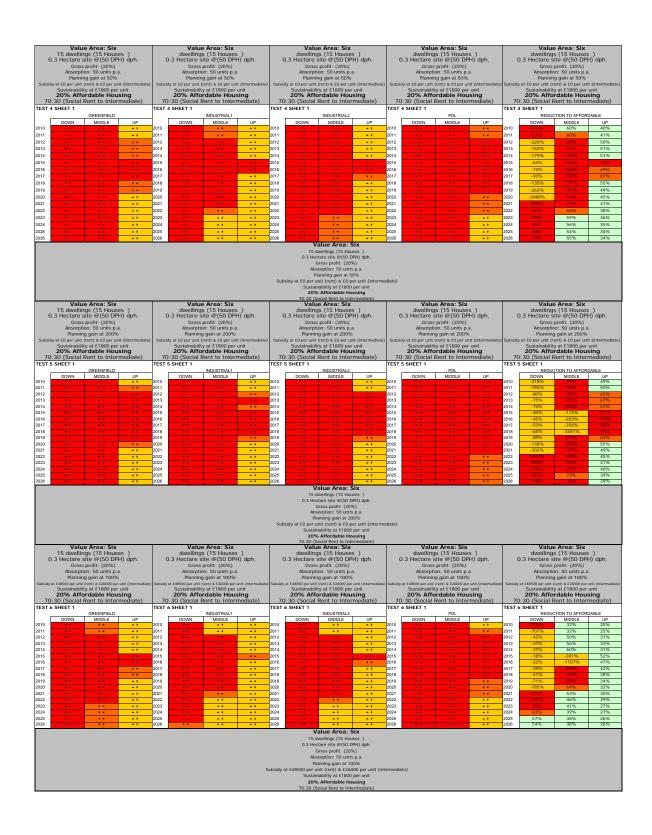
Subsid	Value Area: Six 50 dwellings (50 Houses) 55 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Value for unit (rent) & 60 per unit (intermediate) Scatamadings of £1000 per unit (50 (Social Rent to Intermediate) 3.50 (Social Rent to Intermediate) 3.5 HEET I	Subsi	dwellings .59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling 1.59 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affo	gs (50 House site @(35 Di profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	PH) dph. a. init (intermediate) i unit issing	Subsi	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. if if init (intermediate r unit using	e) Subsid	dwelling: 1.59 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	H) dph. t (intermediate) unit
1231 1	GREENFIELD	iESi		INDUSTRIAL1		1231		INDUSTRIAL2		ILSI		PDL		1231	REDUC	TION TO AFFORI	DABLE
2010	DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 147%	MIDDLE 44%	UP 31%
2011	vv	2011	* *	4.4	A >	2011	* *	~ ~	A P	2011	**	**	**	2011	296%	49%	34%
2012 2013	** ** (*	2012	**		A)	2012	**		A >	2012 2013	**	**	**	2012	-1197% -598%	59% 63%	37% 37%
2014	**	2014	* *	~ ~	A >	2014	* *	~ ~	(v	2014	* *	* *	**	2014	-143%	91%	43%
2015 2016	** ** **	2015 2016	**		4 *	2015	**	**	(*	2015 2016	**	**	**	2015	-80% -101%	175% 145%	50% 46%
2017		2017	**	~ ~	* >	2017	**	~ ~	A >	2017	* *	* *	**	2017	-158%	107%	42%
2018 2019	** ** (* ** ** A)	2018 2019	**		A)	2018	**		A >	2018 2019	**	**	**	2018	-401% 667%	82%	38% 35%
2020	** **	2020	• •	• •		2020	• •		A >	2020	• •	• •	(*	2020	184%	58%	32%
2021 2022	VV VV A)	2021 2022	**	4 +	A)	2021	* *	1 *	* >	2021 2022	**	**	(*	2021	107% 78%	50% 45%	30% 28%
2022	** (* 4)	2023	~ ~	4)	4)	2022	~ ~	1,4	A)	2022	•••	**	A.)	2022	64%	42%	27%
2024 2025	** (* ^)	2024 2025	4.4	A)		2024 2025	••	A)		2024 2025	• •	• •	4)	2024	59% 55%	40% 40%	26% 26%
2026	VV (V A)	2026	(+	4)	4)	2026	**	(*	*)	2026	**	**	1 *	2026	54%	40%	26%
	Value Area: Six 50 dwellings (50 Houses) 59 Hectare site @ (35 DPH) diph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% yat 60 per unit (wort in the first open of the control of		dwellings .59 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. bit (intermediate	1	Picosidy at E0 per u Sustaii 20% 50:50 (S Valu dwelling .59 Hectare Gross Absorpt Plannir idy at E0 per unit Sustainabili	iorption: 50 units anning gain at 10 init (rent) & £0 p nability at £1800 & Affordable Hoo cocala Rent to Inter Area: Six gs (50 House site @(35 Di profit: (20%)) or 50 units p. gg gain at 100% (rent) & £0 per ut ya £ £1800 per ut ya £ £1800 per urordable Hou	one unit (interme per unit (interme per unit using ermediate) S) PH) dph. a. b. c. int (intermediate) unit (intermediate)	1	dwelling .59 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009	PH) dph. a. it (intermediate r unit	e) Subsic	dwelling: 1.59 Hectare s Gross Absorptic Planning dy at £0 per unit (n Sustainability 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	H) dph. t (intermediate) unit
	100 (Social Rent to Intermediate)		100 (Social R				100 (Social	Rent to Inter			100 (Social I	Rent to Inte	rmediate)	0	:100 (Social F	Rent to Inter	mediate)
TEST 1	I 4 SHEET 1 GREENFIELD	TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1	CTION TO AFFORI	DARI F
	DOWN MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	** (* A)	2010 2011	**	A >	*)	2010		()	* >	2010 2011	**	**	- (+	2010	100%	28% 32%	19% 21%
2012	vv vv A)	2012	• •	4 🕶		2012	**	~ ~	* >	2012	••	**	~ ~	2012	-830%	39%	23%
2013 2014	YY YY A)	2013 2014	**	1+	A)	2013 2014	**	**	A)	2013 2014	**	**	**	2013	-412%	41% 58%	23% 26%
2015		2015	**		A)	2015	•••		A >	2015	**	**	**	2015	-55%	111%	30%
2016	** ** (*	2016	* *	~ ~	A >	2016	* *	~ ~	A P	2016	**	**	**	2016	-67%	90%	28%
2017 2018	** ** ** **	2017 2018	• •	**	A)	2017	**		A >	2017 2018	**	**	1.4	2017	-104% -260%	51%	25% 22%
2019	VV VV A)	2019	* *		. >	2019	**	~ ~	* >	2019	* *	* *	(+	2019	425%	41%	20%
2020 2021	VV (V A)	2020 2021	••	A)	4)	2020	• • •	1.	A)	2020 2021	**	**	A)	2020	66%	35% 30%	18% 17%
2022	(v <u>A</u>)	2022	• •	* >	* >	2022	••	A >	* >	2022	**	* *	. >	2022	48%	27%	16%
2023 2024	VV (V A)	2023 2024	(v	A)	A)	2023	4 *	A)	A >	2023 2024	**	**	4)	2023	40% 36%	25% 24%	15% 15%
2025 2026	vv (v A)	2025 2026	A }	A)	A)	2025 2026	1 *	A)	A)	2025 2026	• •	* *	A)	2025	34% 34%	24% 26%	15% 15%
	Value Area: 0		Valu	e Area: 0		Sut	50 d 1.59 He (Abs Pir osidy at E0 per u Sustail 20% 0:100 (S Val	alue Area: shwellings (50 Houctare site @(35 i Foross profit: (20 sorption: 50 unit: anning gain at 10 unit (rent) & E0 pasbility at E1800 & Affordable Hoccial Rent to Intue Area: 0	ises) OPH) dph. %) s p.a. 00% er unit (interme per unit	ediate)	Valu	ue Area: O			Valu	e Area: 0	
	0 dwellings (0) 0 site @(0) dph.		dwe	ellings (0) @(0) dph.			dv	vellings (0) e @(0) dph.			dw	ellings (0) e @(0) dph.			dw	ellings (0) e @(0) dph.	
	Gross profit: 0		Gros	ss profit: 0			Gr	oss profit: 0			Gro	ss profit: 0			Gro	ss profit: 0	
	Absorption: 0 Planning gain at 0%		Plannin	orption: 0 ng gain at 0%			Plann	sorption: 0 ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Plannir	orption: 0 ng gain at 0%	
	Subsidy at 0 Sustainability at 0		Sul Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0				bsidy at 0 inability at 0	
	0% Affordable Housing		0% Affor	dable Hous	sing		0% Affo	rdable Hous	sing		0% Affor	rdable Hou	sing		0% Affor	dable Hous	ing
TEST 1	IS SHEET 1	TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1		
Г	GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0		-	-	0		-	-	0	-		-	0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0				0				0				0	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0	-	-		0	-			0	-			0	0%	0%	0%
0		0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
ő	1 1 1	0	-		-	ő	-			ő	-			ō	0%	0%	0%
0		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ő		0		-		0			-	0		-	-	0	0%	0%	0%
0		0		-	-	0	-		-	0			-	0	0%	0% 0%	0% 0%
J		,				To the second	- ,	- Value Area:		,				-	U76	076	0%
								O dwellings (0) O site @(0) dph Gross profit: O Absorption: O Hanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								

Value Area: Six 50 dwellings (60 Houses) 1.59 Hoctare site (46.56 DH) dph. Gross profit: (25%) Assorption: 50 units p. a. Planning gain at 100% Subday at 10 per unif (rent) & 10 per unif (rent) Subday at 10 per unif (rent) & 10 per unif (rent) 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 16 SHEET 1				dwellings 59 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainability 20% Affor	profit: (25%) in: 50 units p. j gain at 100% rent) & £0 per ur j at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 16 SHEET 1					dwelling 59 Hectare Gross Absorpti Plannlin dy at £0 per unit Sustainabilit 20% Affo 230 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. if init (intermedial r unit using	e) Subsid	Value Area: Six dwellings (50 Houses) 1.59 Hectare site @(35 DPH) dph. Gross profft: (25%) Absorption: 50 units p.a. Description: 50 units p.a. Substainability at 150 per unit 20% Affordable Housing 70: 30 (Social Rent to Intermediate) 1EST 16 SHEET.			
TEST 16 SHEET 1	GREENFIELD	,	TEST 16 SHEET 1 INDUSTRIAL1					16 SHEET 1	INDUSTRIAL2		TEST 16 SHEET 1						CTION TO AFFOR	DABLE	
DOWN	MIDDLE	UP	[DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
2010	**		2010 2011			A)	2010		**	(v	2010 2011	**	**	**	2010	704% -488%	58% 69%	39% 42%	
2012	**		2012	~ ~	**		2012		**	(+	2012	**	* *	**	2012	-159%	90%	48%	
2013	**		2013 2014	**	**	(*	2013		**	(v	2013 2014	**	**	**	2013	-141% -81%	99% 185%	49% 58%	
2014	**		2015	**			2014				2015	**	**		2015	-57%	1732%	71%	
2016	**		2016	**	~ ~	**	2016	~ ~	~ ~	**	2016	**	**	**	2016	-66%	599%	64%	
2017	**		2017 2018	**	• •	A)	2017		**		2017 2018	**	**	**	2017	-87% -131%	257% 155%	57% 50%	
2019	**	4 ▼ 2	2019	**	**	* >	2019		**	A >	2019	**	* *	**	2019	-274%	109%	45%	
2020	**		2020 2021	**	**	A)	2020		**	A >	2020 2021	**	**	**	2020	3547%	86% 71%	41% 38%	
2022		A > 2	2022	**	* *	A)	2022			A >	2022	**	**	(*	2022	139%	61%	35%	
2023	* *		2023 2024	**	1+	A)	2023	~ ~	**	A)	2023 2024	**	* *	(*	2023	100%	56% 54%	33% 33%	
2024			2024		1.	A)	2024		**	A)	2024		**	1,4	2024	81%	54%	33%	
2026	~ ~	^ > 2	2026	**	~ ~	* >	2026	**	alue Area:	* >	2026	**	**	(+	2026	78%	56%	32%	
50 dwelli 1.59 Hectare	ue Area: Six ngs (50 Houses) site @(35 DPH) () dph.	1.	dwellings 59 Hectare s	e Area: Six s (50 House site @(35 D)	s)		Abs Pli sidy at E0 per u Sustaii 20% 70:30 (S Valu dwelling .59 Hectare	ctare site @(35 Gross profit: (25 Gross profit:	%) s p.a. 10% er unit (interme per unit using ermediate)		dwelling .59 Hectare	e Area: Six is (50 House site @(35 D profit: (17%)	s)	1	dwelling 1.59 Hectare	e Area: Six is (50 House is (63 Policy (13 Policy))	s) PH) dph.	
Absorpt Plannii Subsidy at £0 per unit	Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing				Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (ren!) & £0 per unit (intermediate)				Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100%				on: 50 units p. g gain at 1009 (rent) & £0 per u sy at £1800 per prdable Hou	6 nit (intermediat	e) Subsid	Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate) Sustainability at £1800 per unit			
20% Aff	ordable Housing Rent to Intermed	g diate)	Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Pent to Intermediate)					20% Aff	Rent to Inte	sing	70	20% Affo :30 (Social I	rdable Hou	using	7.	Sustainability at £1800 per unit 20% Affordable Housing 70: 30 (Social Pent to Intermediate)			
TEST 17 SHEET 1	Rent to intermed	1 1	70:30 (Social Rent to Intermediate) TEST 17 SHEET 1					17 SHEET 1		mediate)	TEST	17 SHEET 1	tent to mite	illediate)	70:30 (Social Rent to Intermediate) TEST 17 SHEET 1				
DOWN	GREENFIELD MIDDLE	UP	г	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	١,	DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFOR	DABLE	
2010 DOWN	MIDDLE	A) 2	2010	DOWN	A >	UP	2010	DOWN	MIDDLE	UP ▲ ▶	2010	DOWN	MIDDLE	(🕶	2010	117%	46%	34%	
2011	**		2011 2012		4+	A)	2011			A >	2011 2012	**	**	**	2011	180%	51%	37% 40%	
2013		4 ¥ 2	2013	**		A)	2013		**	* >	2013	**	**	**	2013	725%	63%	41%	
2014	* *		2014 2015	**	~ ~	A)	2014	**	**	* >	2014 2015	**	**	**	2014	-323%	85%	46% 53%	
2016	**		2016			A)	2016		**	1.0	2016		**		2016	-130%	136%	50%	
2017	* *		2017	* *	**	A >	2017	• •	**	A >	2017	**	* *	* *	2017	-387%	97%	46%	
2018	**		2018 2019	**	**	A)	2018	**		* >	2018 2019		**	**	2018	1666% 263%	80% 68%	42% 39%	
2020	**	* > 2	2020	**	*	A.)	2020	• •	~ ~	* >	2020	* *	* *	(+	2020	141%	60%	36%	
2021	**		2021 2022	**	A)	A)	2021	••	17	A >	2021 2022	**	**	1.	2021	96%	53% 48%	34% 32%	
2023	4.4	A > 2	2023	**	A >	A >	2023	• •	A)	* >	2023	••	• •	A.)	2023	65%	45%	31%	
2024			2024	(v	4)	A)	2024	••	A)	A >	2024 2025	••	**	A)	2024	60% 57%	44% 43%	30% 30%	
2026	**		2026	(*		A)	2026		1.4	A)	2026		**	A)	2026	56%	45%	30%	
Value Area: 0 0 dwellings (0) 0 site @(0) dph. 0 site @(0) dph. 0 cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 0% Affordable Housing						50 dwellings (60 Houses) 1.59 Hectare site (20 5D Pri) dph. Gross profit: (17%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at E0 per unit (rent) & Co per unit (intermediate) 20% Alfordable Housing 10.30 (Social Bent to Intermediate) Value Area. Value Allored Area. Value					dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0	sing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0					
TEST 18 SHEET 1	GREENFIELD	1	TEST 1	8 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARI F	
DOWN	MIDDLE	UP	[DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	
-		0	,				0	-	-	-	0			-	0	0%	0%	0%	
0	-	_ 0)				0			-	0	-			0	0%	0%	0%	
0 -	-	_ 0			-	-	0	-	-	-	0			-	0	0%	0%	0%	
-	-	_ 0	,		-	-	0	-	-	-	0		-		0	0%	0%	0%	
0	-		,	-			0				0	-			0	0%	0%	0%	
0	-	0					0		-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%	
ŏ -		0	,	-			0			-	0	-			-	0%	0%	0%	
0	-	_ 0)				0			-	0				0	0%	0%	0%	
0 -	-	_ 0		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%	
0 -		_ 0	í				0				0				0	0%	0%	0%	
0	-	_ 0)	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%	
0 -	-	0	,		-	-	0	-	-	-	0		-	-	0	0%	0%	0%	
								F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 Manning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0%									

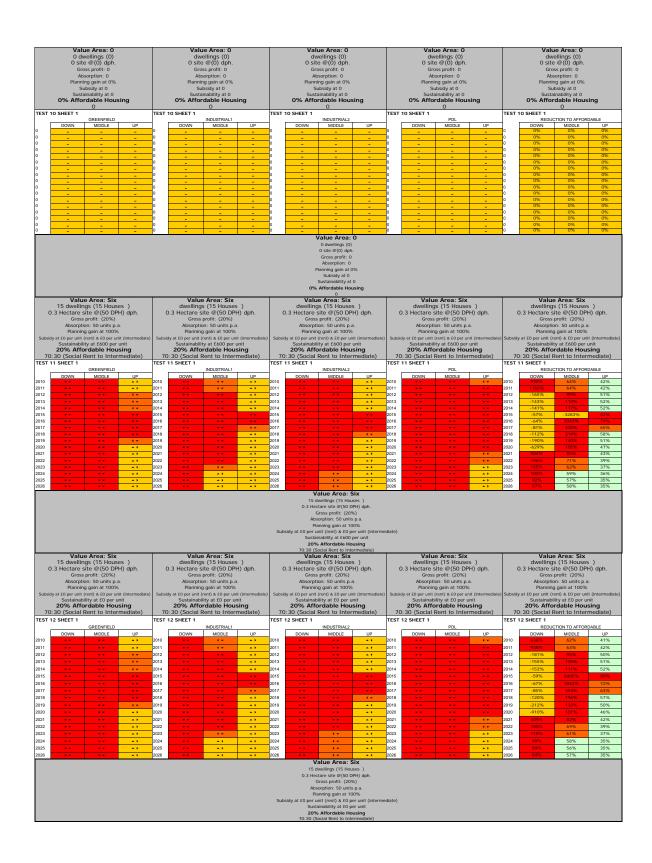
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0				
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	dwellings (0) 0 site @(0) dph.				
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0				
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0				
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%				
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0				
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing				
0	0	0	0	0				
EST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE				
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP				
	0	0	0	0 0% 0% 0% 0% 0%				
	0			0 0% 0% 0%				
	0			0 0% 0% 0%				
	0	0	0	0 0% 0% 0%				
	0	0	0	0 0% 0% 0% 0 0% 0% 0%				
	0	0	0	0 0% 0% 0%				
	0	0	0	0 0% 0% 0%				
	0		0	0 0% 0% 0% 0 0% 0% 0%				
	0	0		0 0% 0% 0%				
	0	0	0	0 0% 0% 0%				
	0		0	0 0% 0% 0%				
		0		0 0% 0% 0%				
	0	0		0 0% 0% 0%				
		Value Area: 0						
		0 dwellings (0)						
		0 site @(0) dph. Gross profit: 0						
		Absorption: 0						
		Planning gain at 0%						
		Subsidy at 0						
		Sustainability at 0						
		00/ Affordable Housing						
		0% Affordable Housing 0						
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0				
0 dwellings (0)	dwellings (0)	Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)				
		Value Area: 0						
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0				
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O Value Area: 0 dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0 Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustisdy at 0 Sustianability at 0 O% Affordable Housing 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0				
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskly at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE				
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsisky at 0 O% Affordable Housing TEST 20 SHEET 1 BEOUTION TO AFFORDABLE DOWN MIDDLE UP O				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NUSTRIAL2 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph.				
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subdidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption:	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsishy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 EQUITION TO AFFORDABLE DOWN MIDDLE UP O ON ON ON ON ON				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NUSTRIAL2 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NUSTRIAL2 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Oscalization at 0 Oscali	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing: 0 O% Affordable Housing: 0 Af	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDGLE UP	dwellings (0) O site @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 GREENPIELD DOWN MEDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0 Sustainability at 0 O% Affordable Housing O O% Affordable Housing O O O O O O O O O	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MINOLE UP DOWN MINOLE UP	dwellings (0) 0 site @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Alfordable Housing O ST 20 SHEET 1	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing: 0 O% Affordable Housing: 0 Af	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) O site @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET I DOWN MDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affor dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0'0's Affrordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affor	dwellings (0) O site @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Alfordable Housing O ST 20 SHEET 1	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NULSTRUL2 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) Osite @(0) dph,				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS ATTOTABLE HOUSING DOWN MDDLE OPERMITIED DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 Affo	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0)				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TO ST 20 SHEET I DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0'0's Affrordable Housing 0 TEST 20 SHEET 1 NOUSTRUL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affor	dwellings (0) Osite @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustiavity at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 COREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 Affo	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S AFFORD UP EST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Affordable Housing 0 Affo	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (O)				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 20 SHEET 1 COWN MODULE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 site @ (0) dph.	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.				
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS ATTOTABLE HOUSING DOWN MDDLE	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.				

Figure 62 – Sensitivity Testing

rigure 62 – Serisi	LIVI	ty resting														
Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.	Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.						e Area: Six gs (15 Hous lite @(50 DF	ses)		Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph.						
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)					Gross Absorption	profit: (20%) on: 50 units p. g gain at 1009	a. 6		Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%			
Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing) Subsi	dy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per u 20% Affordable Hous	unit	Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing				Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing					bsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustalnability at £1800 per unit 20% Affordable Housing			
70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediate) TEST 1 SHEET 1					Rent to Inter		70:30 (Social Rent to Intermediate)					70:30 (Social Rent to Intermediate)			
GREENFIELD DOWN MIDDLE UP		INDUSTRIAL1 DOWN MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDU DOWN	CTION TO AFFORE	UP	
2010	2010	** **	A }	2010	•••	**	A) A)	2010	**	**	**	2010	11409% -2313%	66%	43% 43% 53%	
2013	2012	** **	A >	2012	**	**	1.4	2012 2013	**	**	**	2012	-140%	108%	55%	
2014 2015 2016	2014 2015 2016	**	**	2014 2015 2016	**	**	**	2014 2015 2016	**	**	**	2014 2015 2016	-122% -53% -60%	-802% -2216%	54% 88%	
2017	2016 2017 2018	**	(v	2016 2017 2018	**	**	**	2016 2017 2018	**	**	**	2016	-74% -100%	682%	68% 59%	
2019	2019	** **	A)	2019	• • •	• • •	A P	2019	**	• •	**	2019	-159% -389%	159% 116%	53% 47%	
2021	2021 2022	** **	A)	2021 2022	**	* *	A }	2021 2022	**	* *	(*	2021	941% 236%	91% 75%	44% 40%	
2023	2023 2024	** (* ** (*	A)	2023 2024	**	* *	A >	2023 2024	**	* *	4)	2023	139% 112%	65% 62%	38% 36%	
2025	2025 2026	** 1*	A }	2025 2026	**	alue Area: S	A }	2025 2026	* *	* *	4)	2025 2026	100% 94%	59% 61%	36% 35%	
Value Area: SIX		Vālue Areā: Six		Sub	0.3 Hed Abs Plantsidy at E0 per u Sustain 20% 70:30 (S	wellings (15 Hou- tare site @(50 E foross profit: (20 sorption: 50 units anning gain at 10 init (rent) & E0 p nability at E1800 5 Affordable Ho ocial Rent to Inte & AF62: SIX	PH) dph. 6) : p.a. 10% er unit (interme per unit using	ediate)	Value	e Area: Six			vaiu	e Area: Six		
15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph, Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (renly & £0 per unit (intermediate		15 dwellings (15 House 0.3 Hectare site @(50 DPF Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% dy at £0 per unit (rent) & £0 per unit	I) dph.	Value Area: SIX 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100%					15 dwellin 3.3 Hectare s Gross Absorptio	gs (15 Hous lite @(50 DF profit: (20%) on: 30 units p. g gain at 100%	ses) PH) dph. a.		Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% bidy at E0 per unit (irent) & E0 per unit (intermediate)			
Sustainability at £1800 per unit 20% Affordable Housing		Sustainability at £1800 per a 20% Affordable House	unit ing		Sustainabili 20% Affo	(rent) & £0 per ur ty at £1800 per ordable Hou	unit sing		Sustainabilit 20% Affo	y at £1800 pe rdable Hou	r unit using		Sustainabili 20% Affo	ty at £1800 per ordable Hous	unit s ing	
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1		0:30 (Social Rent to Intern 2 SHEET 1	nediate)		2 SHEET 1	Rent to Inter	mediate)): 30 (Social F 2 SHEET 1		rmediate)	TEST	2 SHEET 1	Rent to Interr		
GREENFIELD DOWN MIDDLE UP	2010	INDUSTRIAL1 DOWN MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 5348594	MIDDLE	UP 43%	
2011	2011	** **	A)	2011	**	**	A)	2011	**	**	**	2011	-831% -138%	70%	44% 54%	
2013	2013	** **	A)	2013	**	* *	(*	2013	**	* *	**	2013	-121% -105%	123% 150%	55% 57%	
2016	2015 2016	** **	**	2015 2016	**	**	**	2015 2016	**	**	**	2015 2016	-53% -60%	-808% -2442%	87% 78%	
2017 ** ** ** ** 2018	2017 2018	** **	4.)	2017 2018	**	* *	(*	2017 2018	**	* *	**	2017 2018	-74% -101%	633% 253%	67% 59%	
2019	2019 2020	** **	A }	2019 2020	**	* *	A >	2019 2020	**	**	**	2019 2020	-164% -422%	155% 114%	53% 47%	
2021	2021	** **	A }	2021	**	* *	A P	2021	**	* *	(*	2021	789% 226%	90% 74%	43% 40%	
2023	2023 2024 2025	** (* ** (*	A)	2023 2024 2025		**	A) A)	2023 2024 2025	**	••	A) A)	2023 2024 2025	136% 112%	62% 59%	37% 36% 36%	
2026	2026	** (*	A)	2026	**	alue Area: S	* >	2026	**	**	A)	2026	94%	61%	35%	
Value Area: Six 15 dwellings (15 Houses)		Value Area: Six 15 dwellings (15 House 0.3 Hectare site @(50 DPH	s)		0.3 Hed Abs Pli ssidy at £0 per u Sustain 20% 70:30 (Valu 15 dwellir	invellings (15 Hou- ctare site @(50 Gross profit: (20 Gross profit: (20 Gross profit: 30 units anning gain at 10 init (rent) & £0 p p ability at £1800 b Affordable Hoocial Rent to Intele Area: Six ngs (15 Houssiste @(50 DP)	PH) dph. 6) i p.a. 10% er unit (interme per unit using ermediate)		15 dwellin	e Area: Six gs (15 House	ses)		15 dwellin	e Area: Six gs (15 Foods	s)	
0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 70 units p. a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate Sustainability at £1800 per unit 20% Affordable Housing		Gross profit: (20%) Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% dy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per u 20% Affordable Hous	(intermediate)		Gross Absorpt Plannir dy at £0 per unit Sustainabili	site @(50 DP) profit: (20%) ion: 70 units p.ig ggain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou	a. iit (intermediate) unit		Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p. g gain at 1009	a. 6 nit (intermediate r unit		Gross Absorpti Plannin iy at £0 per unit (Sustalnabili	site @(50 DPI- profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unit ty at £1800 per ordable House	t (intermediate)	
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 GREENFIELD): 30 (Social Rent to Intern 3 SHEET 1	nediate)	TEST	3 SHEET 1	Rent to Inter	mediate)		30 (Social F 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 3 SHEET 1	Rent to Interr	nediate)	
DOWN MIDDLE UP	2010	DOWN MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	PDL MIDDLE	UP ·	2010		MIDDLE 67%	UP 43%	
2011	2011	** **	A)	2011 2012	* *	**	4.4	2011 2012	**	**	**	2011 2012	-2968% -140%	67% 108%	43% 53%	
2013 2014 2015	2013 2014 2015	** **	A)	2013 2014 2015	**	**	(*	2013 2014 2015	**	**	**	2013 2014 2015	-128% -123% -53%	118% 129% -764%	55% 54%	
2016	2016 2017	** **	1.	2016 2017	**	**	**	2016 2017	**	**	**	2016 2017	-59% -73%	-1810% 757%	79% 69%	
2018	2018	**	A)	2018 2019	**	**	(¥	2018 2019	**	**	**	2018	-98% -154%	273% 163%	60% 54%	
2020	2020 2021 2022	** **	A) A)	2020 2021 2022	**		A } A }	2020 2021 2022	**	- ; ;	(*	2020 2021 2022	1161% 246%	93% 76%	48% 44% 41%	
2023	2023 2024	** (*	4)	2023 2024	**	**	A }	2023 2024	**	**	4)	2023 2024	143% 114%	65% 62%	38% 37%	
2025 VV VV A	2025 2026	** (*	A)	2025 2026	**	**	A } A }	2025 2026	**	**	4)	2025 2026	101% 94%	60% 61%	36% 36%	
				Sub	15 d 0.3 Hed 0.3 Hed (Abs Pli ssidy at E0 per u Sustain 20%	alue Area: \$ Invellings (15 Houster Site @(50 E) Gross profit: (20* Gr	ses) PH) dph. 6) p.a. 0% er unit (interme per unit using	ediate)								
					/0:30 (S	ocial Rent to Inte	amedia(ê)									



15 dwell 0.3 Hectare Gros Absorp Plann Subsidy at £25000 per ur	ue Area: Six ings (15 Houses) site @ (50 DPH) dph. ss profit: (20%) ition: 50 units p.a. ing gain at 100% it (rent) & £22000 per unit (interm ility at £1800 per unit		dwelling 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	s) H) dph. a. unit (intermedia	Sustainability at £1800 per unit					dwelling 0.3 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. .a. 6 r unit (intermedi		Value Area: Six dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sabowly at £25000 per unit (evrit A £20000 per unit form) Sustainability at £18000 per unit					
20% Aft	fordable Housing I Rent to Intermediate	2) 7	20% Affo	rdable Hou	sing	20% Affordable Housing 70:30 (Social Rent to Intermediate)					20% Affo	rdable Hou	using	7/	20% Affordable Housing 70:30 (Social Rent to Intermediate)					
TEST 7 SHEET 1	GREENFIELD		70:30 (Social Rent to Intermediate) TEST 7 SHEET 1 INDUSTRIAL1								7 SHEET 1	PDL	mediate	TEST	7 SHEET 1	ICTION TO AFFORI				
DOWN	MIDDLE UP		DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP			
2010	V V A)	2010	• • •	A)	4)	2010	• •	1 *	A)	2010	• • •	**	(*	2010	6979% -1386%	47% 47%	32% 32%			
2012	** (*	2012	**	**	A)	2012	**	**	A)	2012	**	**	**	2012	-84% -74%	74%	41% 42%			
2014	** 1*	2014	**	**	A >	2014	**	**	A)	2014	**	**		2014	-73%	89%	41%			
2015	**	2015 2016	**	**	1.7	2015	**	* *	**	2015 2016	**	**		2015	-33% -38%	-564% -1575%	67% 61%			
2017	**	2017	**	**	A.)	2017	**	**	(*	2017		**	- ;;	2017	-48%	490%	53%			
2018	** (*	2018	**		A >	2018	**	**	A }	2018	**	**	**	2018	-66% -108%	191% 117%	47% 42%			
2020	V V A)	2020	**	**		2020	• •	• •	A.)	2020	••	~ ~	(+	2020	-272%	86%	39%			
2021	** **	2021	~ ~	1.4	A >	2021	• •	**	A)	2021 2022	**	**	4 +	2021	172%	58%	36% 34%			
2023	VV A)	2023 2024	**	A)	A }	2023	**	1 *	A P	2023 2024	••	••	A)	2023	102% 84%	51% 49%	32% 31%			
2025	(v 🔺	2025	~ ~	A >		2025	~ ~	1.4	A F	2025		**	A >	2025	75%	47%	30%			
2026	** ^>	2026	**	*)	.,	2026		'alue Area:	Siv	2026	**	**	۸)	2026	71%	48%	30%			
15 dwell 0.3 Hectare Gro: Absorp Plann Subsidy at £36000 per un Sustainabi 20% Afi	ue Area: Six ings (15 Houses) site @(50 DPH) dph. ss profit: (20%) titon: 50 units p.a. ing gain at 100% it (sent) & £24000 per unit fordable Housing I Rent to Intermediate	rediate) Subsid	dwelling 0.3 Hectare Gross Absorpti Plannin v at £36000 per unit Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) H) dph. a. unit (intermedia unit	te) Subsidy	209 70:30 (5 Valic dwelling 0.3 Hectare Gross Absorpt Plannin at £36000 per unit Sustainabil 20% Affi	nability at £1800 6 Affordable Hi- Social Rent to Ini ue Area: Six gs (15 House site @(50 Df s profit: (20%) ion: 50 units p. ng gain at 1009 gilly at £1800 pe polyte to Inte Rent to Inte Rent to Inte 6 Affordable Hou Rent to Inte	ermediate) (S) (H) dph. a. b. f. f. f. f. f. f. f. f. f	s) Subsidy	dwelling 0.3 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedi runit using	ate) Subsid	dwelling 0.3 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili 20% Affe	gs (15 Houses site @(50 DPI s profit: (20%) ion: 50 units p.a. g gain at 100% (rent) & £24000 per lty at £1800 per breat to Interior	H) dph. unit (intermediate unit sing			
TEST 8 SHEET 1			8 SHEET 1		mediate)	70:30 (Social Rent to Intermediate) TEST 8 SHEET 1					8 SHEET 1	Rent to Inte	rmediate)	TEST	70:30 (Social Rent to Intermediate) TEST 8 SHEET 1					
DOWN	GREENFIELD MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP			
2010	V V A >	2010	* *	A >	* >	2010	* *	4.4	A >	2010	* *	WIIDDEE	* >	2010	5453%	40%	29%			
2011	** (*	2011 2012	**	* *	A >	2011	**	* *	A)	2011	**	**	- (-	2011	-1067% -64%	40% 63%	29% 36%			
2013	** (*	2013 2014	**	• •	A)	2013	* *	**	4)	2013 2014	**	**	**	2013	-56%	70%	37% 37%			
2015	**	2015	**	**	* *	2015	**	**	**	2015	**	**	**	2015	-26%	-483%	60%			
2016	** **	2016 2017	**	* *	4.4	2016	**	**		2016 2017		**	**	2016	-30% -39%	-1355% 424%	54% 48%			
2018	**	2018	**	**	* >	2018	* *	* *	.,	2018	**	**		2018	-55%	167% 103%	43%			
2019	** **	2019		**	A >	2019	**	**	A)	2019 2020	**	**	1.	2019	-91% -231%	76%	39% 36%			
2021	V V A)	2021 2022	**	1.4	A)	2021	••	4.4	A)	2021 2022	**	**	4+	2021	581% 149%	62% 52%	33% 31%			
2023	V V A)	2023	~ ~	* >	.,	2023		4.4	.,	2023	**	**	A >	2023	90%	46%	30%			
2024	(v A)	2024	* *	A)	A)	2024	• •	A)	4)	2024	**	**	A)	2024	74% 67%	44% 43%	29% 28%			
2026	(v A)	2026	**	A.)	4)	2026	**	alue Area:	* >	2026		- ;;	4)	2026	63%	43%	28%			
O c O si G Plan Sus	liue Area: 0 Wwellings (0) tte @(0) dph. ross profit: 0 tsorption: 0 roling gain at 0% Subsidy at 0 talnability at 0 rordable Housing		dw O sit Gre Ab Planni Si Sust	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0	sing	Subsidy	0.3 He Ab Pl at £36000 per t Sustai 209 70:30 (5 Val C) Sit Gr Al Plann S S Sust	dwellings (15 Ho Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 nability at E1800 6 Affordable Hi social Rent to Int ue Area: 0 wellings (0) dph. oss profit: 0 psorption: 0 uing gain at 0% subsidy at 0 ainability at 0 ordable Hou ordable Hou	OPH) dph. %) s p.a. D0% D00 per unit (ini) per unit busing ermediate)	termedia	Valu dw 0 site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou	sing		dv O sit Gn At Plann Si Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rrdable Hous	ing			
TEST 9 SHEET 1	0			0		TEST	0				9 SHEET 1	0		TEST	0 TEST 9 SHEET 1					
DOWN	GREENFIELD UP		9 SHEET 1 DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			MIDDLE	DABLE UP			
0 -		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%			
-		o o			-	ō	-	-	-	0			-	ō	0%	0%	0%			
0 -		0			-	0				0				ő	0%	0%	0%			
0 -		0	-		=	0				0			-	0	0% 0%	0%	0% 0%			
0 -	-	0	-	-	-	0	-		-	0	-	-	-	0	0% 0%	0%	0% 0%			
0 -		0				0				0				0	0%	0%	0%			
0 -		0			-	0				ō				ő	0%	0%	0%			
0 -		0			-	0				0			-	e e	0%	0%	0%			
0 -		0	-	-	-	0				0	-	-	-	0	0%	0%	0%			
0 -		ő				ŏ		- -	=	ő				ŏ	0%	0%	0%			
							ı	Value Area: 0 dwellings (0, 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at a Affordable Ho	0 0											



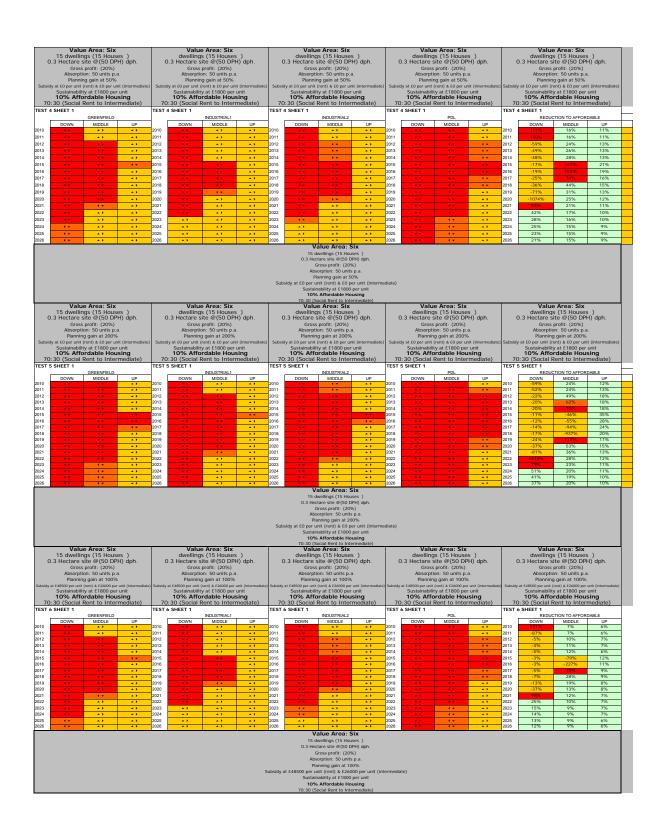
Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site (@ 50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. in 100% Sudaidy at 50 per unit (ent), 450 per unit (ent), 460 per unit (ent) Sustainability at £1800 per unit 20% Affordable Housing 50.50 (Social Rent to Intermediate)	dwellin 0.3 Hectare Gros Absorp Plann Subsidy at £0 per uni Sustainabi 20% Aff 50:50 (Social	ue Area: Six gs (15 Houses) site @(50 DPH) dph. ss profit: (20%) tton: 50 units p.a. ng gain at 100% (front) & E op er unit (intermed lity at £1800 per unit Ordable Housing Rent to Intermediate)	ate) Subsi	dwelling 0.3 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili 20% Affo	e Area: Six ys (15 House: site @ (50 DP profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou Rent to Inter	H) dph. i. it (intermediate) unit sing	Subsid	dwelling 0.3 Hectare s Gross Absorpti Plannid dy at £0 per unit t Sustainabilit 20% Affo 0:50 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermedia r unit using	te) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a. g gain at 100% ent) & £0 per unit y at £1800 per unit grdable Hous	l) dph. (intermediate) unit
GREENFIELD	TEST 13 SHEET 1	INDUSTRIAL1	IESI		INDUSTRIAL2		IESI	13 SHEET 1	PDL		IESI	13 SHEET 1 REDUC	CTION TO AFFORE	ABLE
	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP (v	2010	DOWN 10235%	MIDDLE 59%	UP 37%
	2011	(v A)	2011	••	• •	A)	2011 2012	••	••	(*	2011	-2077% -125%	59%	38% 48%
2013	2013	V V A >	2013	**	* *	* >	2013	**	* *	• •	2013	-111% -109%	107%	48%
	2014	** **	2014	* *	**		2014 2015	**	**	**	2014	-109%	-708%	48% 76%
	2016	** **	2016	••	**		2016 2017	**	**	**	2016	-53% -66%	-1951% 599%	68% 59%
2018	2018	V V A }	2018	• •	* *	* >	2018	**	* *	• •	2018	-88%	229%	52%
2020	2020	** A)	2019	**	**	A >	2019 2020	**	**	1.	2019 2020	-140% -343%	138%	46% 41%
	2022	V V A >	2021	**	**	A P	2021 2022	**	**	(*	2021	826% 206%	79% 65%	38% 35%
2023	2023	A) A)	2023	**	4.*	A >	2023	**	* *	A >	2023	121%	57%	32%
2025	2025	A) A)	2024 2025	**	1 *		2024 2025	• • •	**	A }	2024 2025	98% 86%	54% 51%	31% 31%
2026	2026	A) A)	2026	V V	alue Area: S	iv.	2026	**	* *	۸)	2026	81%	53%	30%
Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site @ (50 DPH) dph. 0.3 Hectare site @ (50 DPH) dph. 0.4 Seption: 50 units p. a. Planning gain at 100%. Subsidy at 0 pre unit rent) at 0.0 per unit 20% Affordable Housing	dwellin 0.3 Hectare Gros Absorp Planni Subsidy at £0 per uni Sustainabi 20% Afri	ue Aroa: SIX gs (15 Houses) site @(50 DPH) dph. ss profit: (20%) tion: 50 units p.a. ng gain at 100% (rem) & 60 per unit (intermed lity at £1800 per unit fordable Housing	(sate) Subsi	psidy at £0 per u Sustair 20% 50:50 (\$ Valu dwelling 0.3 Hectare : Gross Absorpti Plannin idy at £0 per unit Sustainabilli 20% Affe	corption: 50 units innining gain at 10 cinit (rent) & £0 p hability at £1800 Alfordable Ho cocial Rent to Inte e Area: Six is (15 House: site @(50 DP) profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £0 per un ty at £1800 per un ty at	one ar unit (interme per unit using armediate) by H) dph. dit (intermediate) unit sing	O	dwelling 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit o Sustainabillit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit using	te) Subsid	dwelling 0.3 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a. g gain at 100% ent) & £0 per unit y at £1800 per u	l) dph. (intermediate) unit
0:100 (Social Rent to Intermediate)	0:100 (Social TEST 14 SHEET 1	Rent to Intermediate)		100 (Social 14 SHEET 1	Rent to Inter	mediate)		100 (Social I	Rent to Inte	rmediate)		100 (Social F	Rent to Intern	nediate)
GREENFIELD		INDUSTRIAL1			INDUSTRIAL2		1231		PDL			REDUC	CTION TO AFFORE	ABLE
	2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 7257%	MIDDLE 38%	UP 23%
	2011	A) A)	2011	• •	(*	A)	2011 2012	• •	* *	(*	2011	-1476% -90%	39% 62%	23% 30%
	2013	V V A)	2013 2014	**	**	A)	2013 2014	**	**	**	2013 2014	-79% -77%	70%	31% 30%
2015	2015	** (*	2015	**	**	4 ¥	2015		**	**	2015	-33%	-469%	47%
	2016	** **	2016 2017	••	**	4+	2016 2017	**	**	**	2016	-37% -45%	-1284% 389%	42% 36%
2018	2018	V V A }	2018	**	**	A)	2018	VV	**	1.	2018	-60%	147%	31%
2020	2020	V V A >	2019	**	**	A >	2019 2020	**	**	4.4	2019 2020	-94% -225%	62%	28% 25%
	2022	(v A)	2021	**	4.4	A P	2021 2022	**	**	*>	2021	535% 131%	49% 40%	22% 20%
2023	2023	A) A)	2023	• •	A >	A >	2023	**	* *	A >	2023	75%	34%	19%
2025	2025	A) A)	2024 2025	**	A >	A F	2024 2025	• • •	**	A }	2024 2025	54%	33% 32%	18% 18%
2026	2026	4) 4)	2026	V	alue Area: S	ix	2026	**	**	.)	2026	51%	33%	18%
Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing TEST 15 SHEET 1	d O si G A Plan Sus	lue Area: 0 wellings (0) te @(0) dph. ross profit: 0 bisorption: 0 bisor		0.3 Hec Abs Pic posidy at E0 per u Sustain 20% 0:100 (S Vall dw O sit Gra Ab Planni Sit	wellings (15 Hou tare site @(50 D Gross profit: (20% orption: 50 units noning gain at 10 nit (rent) & E0 p hability at E10 p hability at E10 p colal Rent to Into use Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 annability at 0 rdable Hous 0	PH) dph. 6) p.a. 0% er unit (interme per unit using rmediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Housi 0	ing
GREENFIELD	DOWN	INDUSTRIAL1 MIDDLE UP		DOWN	INDUSTRIAL2 MIDDLE	UP	Ι.,		PDL MIDDLE	UP	-	DOWN	MIDDLE	ABLE UP
DOWN MIDDLE UP	DOWN	MIDDLE UP	0	- DOWN	MIDULE -	-	0	DOWN -	- middle	- UP	0	0%	0% 0%	0% 0%
0	-		0				0	- 1		-	0	0%	0%	0%
0		1 1	0	-	-		0			-	0	0%	0% 0%	0% 0%
	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
	-		ĕ				0		-	-	ő	0%	0%	0%
0			0	-	-		0	-	-	-	0	0%	0% 0%	0% 0%
0	-		0	-			0	-		-	0	0%	0%	0%
0	-		o o	-	-	-	0	-	-	-	0	0%	0%	0%
ŏ <u></u>			ő				0			-	o	0%	0%	0%
				Р	/alue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 fanning gain at 0 Subsidy at 0 Sustainability at Affordable Hou	%								

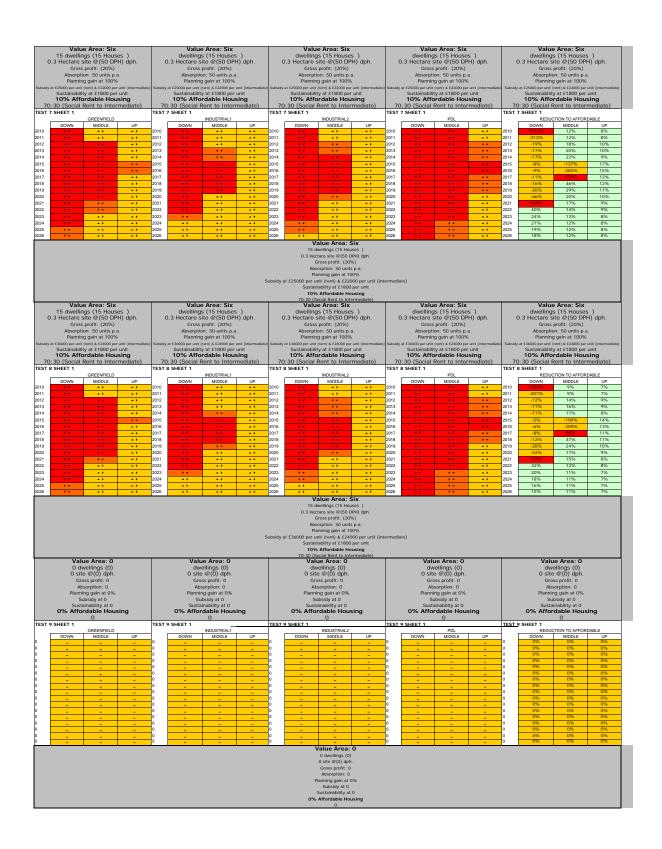
Value Area: Six 15 dwellings (15 Houses) 0.3 Hectare site @(So DPH) dph. Absorption: 50 units p. a. Planning gain at 100%. Subaisky at 0 pr curi (rent with control of the control o	Value Area: Six dwellings (15 Houses) 0.3 Hecters rate (%60 DPH) dph. Cross profit: (25%) Absorption: 50 units p.a. Planning gain at 100%. Subsidy at 50 pr. unit (ren) & 60 pr. unit (mile Allow). Subsidy at 50 pr. unit (ren) & 60 pr. unit (mile Allow). 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing	Sustainability at £1800 per unit 20% Affordable Housing	Value Area: Six dwellings (15 Houses) 0.3 Hectare site (20 SPH) dph. 0.3 Hectare site (20 SPH) dph. Asoption, 50 units p.a. Planning gain at 100%. Sustainability at E1800 per unit 20% Affordable Housing									
70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70:30 (Social Rent to Intermediate) TEST 16 SHEET 1	70: 30 (Social Rent to Intermediate) EST 16 SHEET 1									
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE									
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 010 -197% 88% 48%									
2011	2011	2011	2011	011 -175% 89% 48%									
	2012			012 -76% 187% 64% 013 -70% 234% 66%									
2014	2014	2014		014 -70% 271% 66%									
	2015 2016 ** ** **			015 -38% -162% 129%									
2017	2017			016 -42% -189% 109% 017 -50% -317% 88%									
2018	2018	2018	2018	018 -62% -2037% 73%									
	2019			019 -84% 434% 61% 020 -130% 207% 54%									
2021	2021	2021	2021	021 -277% 137% 48%									
	2022	2022	2022	022 173960% 102% 44% 023 306% 82% 41%									
	2024 · · · · · · · · · · · · · · · · · · ·			024 196% 76% 39%									
	2025			025 159% 72% 38% 026 144% 74% 38%									
		Value Area: Six 15 dwelling; (15 Houses) 0.3 Hecture site (60,50 DH) dph. Gross profit: (25%) Absorption: 50 units p a. Planning gain at 100% Subsidy at C0 per unit (renl) & C0 per unit (rifermed Sustainability at E1800 per unit 20% Affordable Housing	Slate)										
		70:30 (Social Rent to Intermediate)		Value Area: Six									
15 dwellings (15 Houses) 0.3 Hectare site @(50 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1 EXOO per unit	20% Affordable Housing To 30 (Social Bent In Intermediate) Value Area: Six O.3 Hectare: Site @(50 DPH) dph. Gross profit: (17%) Gross profit: (17%) Gross profit: (17%) Gross profit: (17%) Gross profit: (17%) Absorption: So units p. a. Planning gain at 100% Planning gain at 100% Planning gain at 100% Planning gain at 100% Planning gain at 100% Subsidy at Cop runt (rent) & Cop runt (renter) & Subsidy at Cop runt (rent) & Exp runt (renter) & Subsidy at Cop runt (rent) & Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsidy at Subsid												
70:30 (Social Rent to Intermediate)	70: 30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediate)	70:30 (Social Rent to Intermediate)	20% Affordable Housing 70:30 (Social Rent to Intermediate)									
TEST 17 SHEET 1	TEST 17 SHEET 1	TEST 17 SHEET 1	TEST 17 SHEET 1	EST 17 SHEET 1									
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP									
2010	2010	2010	2010	010 367% 60% 40%									
	2011			011 443% 60% 41% 012 -244% 88% 50%									
2013	2013	2013	2013	013 -200% 96% 51%									
2014	2014			014									
2016	2016	2016	2016	016 -76% 489% 69%									
2017	2017			017 -98% 262% 61% 018 -144% 166% 55%									
	2019	2019		019 -291% 119% 49%									
	2020			020 17023% 93% 45% 021 291% 78% 41%									
2022	2022			022 155% 66% 39%									
	2023			023 108% 59% 36%									
	2024			024 91% 56% 35% 025 83% 54% 35%									
2026	2026	Value Area: Six	2026	026 79% 56% 34%									
Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0)	15 dwellings (15 Houses) 0.3 Hocture site @Cip DRH) ghr, Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at Cop runt (rent) & G op runt (rentermed Sustainability at E1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) Value Afrea: C dwellings (0) 0 site @(0) qph.	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)									
Gross profit: 0	0 site @(0) dph. Gross profit: 0	Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0									
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%									
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0									
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing									
0 TEST 18 SHEET 1	0 TEST 18 SHEET 1	0 TEST 18 SHEET 1	0 TEST 18 SHEET 1	EST 18 SHEET 1									
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE									
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP									
0	0	0	0 0	0% 0% 0%									
			0 0	0% 0% 0%									
0	0	0	0 0	0% 0% 0% 0% 0%									
	0	0	00	0% 0% 0%									
	0		0 0	0% 0% 0% 0% 0% 0%									
	0	0	0 0	0% 0% 0% 0% 0%									
0	0	0	0 0	0% 0% 0%									
0	0	0	0 0	0% 0% 0% 0% 0% 0%									
0	0	0	00	0% 0% 0%									
			0 0	0% 0% 0%									
0	0	0	0 0	0% 0% 0% 0% 0%									
0	0	0	0 0	0% 0% 0%									
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0											

Value Area: 0 0 dwellings (0) 0 site @(0) dph.				
0 dwellings (0) 0 site @(0) dph.	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
· <u> </u>	-			0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
			<u> </u>	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
	0			0 0% 0% 0%
0	0	0	0	0 0% 0%
		Value Area: 0		
		0 dwellings (0) 0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0%		
		Subsidy at 0		
		Sustainability at 0 O% Affordable Housing		
		0% Affordable Housing		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
			0 -14- @(0) -1-1-	0 -14- @(0) -1-4
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	0 site @(0) dph. Gross profit: 0	Gross profit: 0
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing OTEST 20 SHEET 1 HNDUSTRIAL2	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET I REDUCTION TO AFFORDABLE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NDUSTRIAL2 DOWN MIDDLE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsisty at 0 Subsisty at 0 O% Affordable Housing TEST 20 SHEET 1 ENDUCTION TO AFFORDABLE DOWN MDDLE UP 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1 ROUSTRIAL1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing OTEST 20 SHEET 1 HNDUSTRIAL2	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 96 Affordable Housing O TEST 20 SHEET 1 GREENFILD D D M MDDLE UP 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL 2 DOWN MIDDLE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O% O% Affordable Housing O% O% O% O% O% O% O% O% O% O% O% O% O% O% O% O% O%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'M Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDU. DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidys at 0 OS-CARTON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL 2 DOWN MIDDLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsisty at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP DOWN MIDDLE	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS Affordable Housing OS Affordabl	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 OS. Affordable Housing TEST 20 SHEET 1 ROUSTRIAL1 ON MODE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 OOWN MEDGE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'Scatfanability at 0 O'Scatfanabil
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 BOUNTRIAL 2 DOWN MIDDLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 OS. Affordable Housing TEST 20 SHEET 1 ROUSTRIAL1 ON MODE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 OOWN MEDGE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidya at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O% MONE OF OWN O%	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 OOWN MIDDLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'Se Affordable Housing O'Se Affordab
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'X Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MINDOLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL. DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidya at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O% More to the total of the total
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL1 OOWN MODE UP 0	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'Se Affordable Housing	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'X Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable H	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 PDL. DOWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidya at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O% Affordable Housing O% O% O% O% O% O% O% O% O% O% O% O% O% O
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 CREENFIELD COWN MICOLE UP	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 NOUSTRIAL1 OOWN MODE UP 0	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'Se Affordable Housing
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 CREENFIELD COWN MIDDLE UP	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S A	Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP 0 0 0 0	Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'Se Affordable Housing
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Cross profit: 0 Absorption:	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 ENUCCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0 0% 0% 0%	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 ON Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MODE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 ENUCCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0 0% 0% 0%	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 OOWN MEDGE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 ENUCCTION TO AFFORDABLE DOWN MIDDLE UP 0% 0% 0% 0% 0 0% 0% 0%	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 OS: Affordable Housing O TEST 20 SHEET 1 NOUSTRIAL2 DOWN MIDDLE UP 0 0 0	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsisty at 0 Subsisty at 0 O% Affordable Housing TEST 20 SHEET 1 ENDUCTION TO AFFORDABLE DOWN MEDICE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NOUSTRAL2 OOWN MEDGE UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 036 Subsisty at 0 OSC Affordable Housing TEST 20 SHEET 1 EDUCTION TO AFFORDABLE DOWN MIDDLE UP ON ON ON ON 0 ON ON ON 0 ON ON 0 ON ON 0 ON	
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 CREENFIELD COWN MICOLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 NOUSTRIAL2 OWN MODER UP	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 036 Subsisty at 0 OSC Affordable Housing TEST 20 SHEET 1 EDUCTION TO AFFORDABLE DOWN MIDDLE UP ON ON ON ON 0 ON ON ON 0 ON ON 0 ON ON 0 ON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S. Affordable Housing O'S. Affordable DOWN MIDDLE UP DOWN MIDDLE	O site @ (0) dph. Gross profit 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POL DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsisty at 0 Subsisty at 0 O% Affordable Housing TEST 20 SHEET 1 ENDUCTION TO AFFORDABLE DOWN MEDICE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	

Figure 63 – Sensitivity Testing

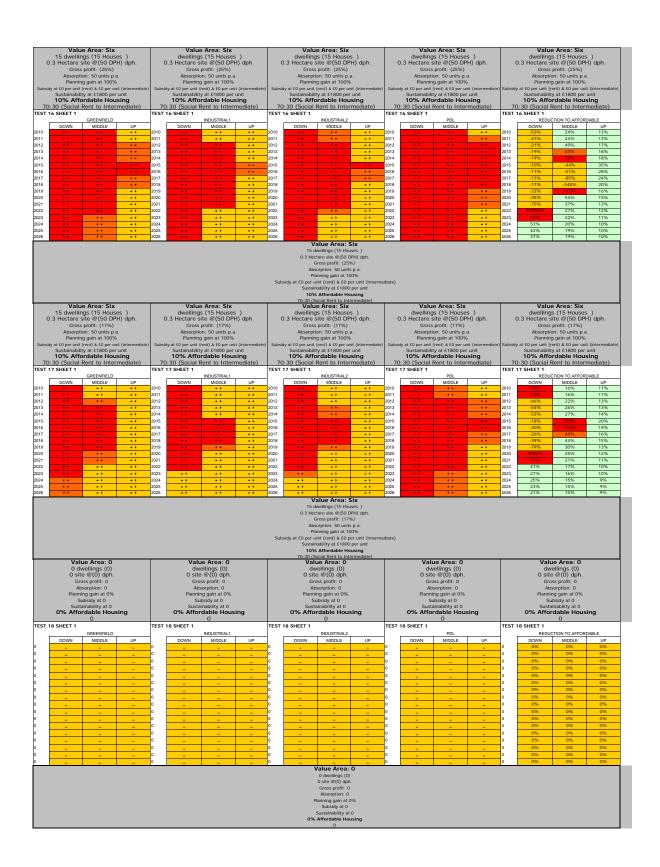
15 dwelli 0.3 Hectare Gros Absorp Planni bisldy at £0 per unit Sustainabil 10% Aff 70:30 (Social	lity at £1800 pe fordable Hou Rent to Inter GREENFIELD	es) "H) dph. a. b. cit (intermediate unit unit unit unit unit unit unit unit	e) Subsi	15 dwelling 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 10% Affo 0:30 (Social F	profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	H) dph. i. (intermediate unit sing mediate)	e) Subsi	15 dwellin 0.3 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabill 10% Affe 0:30 (Social 1 SHEET 1	ngs (15 Housiste @(50 Di sprofit: (20%) ion: 50 units p ig gain at 1000; (rent) & 60 per t ty at £1800 per ordable Housiste Housiste Housiste industrials	ses) PH) dph. a. a. 6 nit (intermediate r unit using rmediate)	e) Subsii	15 dwellin 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilli 10% Affc 0:30 (Social I 1 SHEET 1	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	H) dph. a. iit (intermediate unit sing mediate)	e) Subsic	15 dwellin 0.3 Hectare s Gross Absorpti Plannin by at £0 per unit (Sustainabili 10% Affc 0:30 (Social 1 SHEET 1 REDU	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	H) dph. a. it (intermediate unit sing mediate)
DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN 3069%	MIDDLE 18%	UP 12%
**	(*	A)	2011	* *	(*	A)	2011	* *	4)	4)	2011	* *	• •	4.)	2011	-622% -38%	18% 29%	12% 15%
* *	• •	A >	2013	* *	(+	A >	2013	**	• •	A >	2013	* *	• •	4.4	2013	-33%	32%	15%
**	**	A) (v	2014		**	A)	2014	**	**	A)	2014	**	**	(v	2014	-33% -14%	34% -216%	14% 24%
**	**	4 *	2016	**	**	4)	2016	•••	**	A)	2016	**		**	2016	-16% -20%	-596% 183%	21% 18%
* *	**	A)	2018	• •	* *	A)	2018	••	• •	A)	2018	**	**	1 *	2018	-27% -43%	69%	16%
	**	4)	2019 2020	~ ~	(*	4)	2019 2020	••	(*	4)	2019 2020	**	**	4.0	2019 2020	-105%	42% 29%	14% 13%
* *	1 *	A)	2021	• •	A)	4)	2021	**	(v	4)	2021	**	• •	A)	2021 2022	253% 61%	25% 20%	12% 11%
~ ~	A P	4.)	2023	4.4	* >	4.)	2023	* *	* >	* >	2023	* *	• •	A.)	2023	36%	18%	10%
**	A)	4)	2024	A >	A >	4)	2024	1 *	A >	A)	2024	**		* >	2024	29% 27%	17% 16%	10% 10%
**	*)	* >	2026	*)	*)	* >	2026	٠.٠	alue Area:	A)	2026	* *	~ ~	* >	2026	25%	16%	10%
15 dwelli 0.3 Hectare Gros Absorp Planni sidy at £0 per unit Sustainabil	ue Area: Six ngs (15 Hous site @(50 DH is profit: (20%) tion: 30 units p. ng gain at 100% t (rent) & £0 per u lity at £1800 pe	'H) dph. a. binit (intermediate		15 dwellin 0.3 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un y at £1800 per	H) dph. it (intermediate unit		70:30 (S Valu 15 dwellir 3.3 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	Affordable Hocial Rent to Intel Area: SIX ngs (15 Houssite @(50 Disposite) for 30 units paggain at 1009 (rent) & £0 per uty at £1800 pe	ermediate) Ses) PH) dph. a. 6 nit (intermediate		15 dwellin 0.3 Hectare s Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per	H) dph. a. hit (intermediate		15 dwellin 0.3 Hectare s Gross Absorpti Plannin by at £0 per unit (i Sustainabili	profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per	H) dph. a. it (intermediate unit
70:30 (Social	ordable Hou Rent to Inter		70	0:30 (Social F	rdable Hou Rent to Inter	sing mediate)		0:30 (Social	Rent to Inte	using rmediate)	70): 30 (Social I	rdable Hou Rent to Inter	mediate)	7	0:30 (Social	rdable Hou Rent to Inter	sing mediate)
T 2 SHEET 1	GREENFIELD		TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST	2 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 14388%	MIDDLE 18%	UP 12%
• •	(*	A)	2011	• •	4)	4)	2011	• • •	A >	A)	2011	• •	• •	4.)	2011	-224% -37%	18% 29%	12% 15%
• •	**	4)	2013	• • •	(*	4)	2013		**	4)	2013	**		**	2013	-37%	32%	15%
**	**	4.4	2014	**	**	A)	2014	**	**	A)	2014	**	**		2014	-28% -14%	38% -218%	16% 24%
• •	••	(*	2016	••		A)	2016	••	• •	A)	2016	· ·	••	• •	2016 2017	-16% -20%	-657%	21% 18%
• • •	**	*	2018	**	**	A >	2018	**	**	A >	2018	**	- 00	1.4	2018	-27%	67%	16%
••	**	A)	2019 2020	**	(v	A)	2019 2020	**	(*	A)	2019 2020	**	• • •	4.4	2019 2020	-44% -114%	41% 29%	14% 13%
**	1 *	A)	2021	**	A >	A)	2021	•••	(v	4)	2021	**		A }	2021	212% 59%	24% 19%	12% 11%
• •	* >	4.)	2023	(v	* >	4.)	2023	* *	* >	* >	2023	••	**	*	2023	35%	18%	10%
• •	*)	4)	2025	->	4)	4)	2025	1+	4)		2025	**	**	4)	2025	28% 27%	17% 16%	10%
₩₩	A.)	*)	2026	->	4.)	4.)	2026	(v	alue Area:	Six	2026	**	* *	*)	2026	25%	17%	10%
15 dwelli 0.3 Hectare Gros Absorp Planni sidy at £0 per unit Sustainabli 10% Aff 70:30 (Social	ue Area: Six ngs (15 Hous site @(50 Df so profit: (20%) tion: 70 units p. ng gain at 100% (*(rent) & £0 per u lity at £1800 pe fordable Hou Rent to Inter	es) H) dph. a. it (intermediate unit	e) Subsi	15 dwelling 0.3 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit) 10% Affo 0:30 (Social F	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	H) dph. it (intermediate unit sing	e) Subsi	Abbspirit Abbspi	ctare site @(50 Gross profit: (26 Gross profit: (26 Gross profit: (26 Gross profit: (26 Gross profit: (26 Gross profit: (27 Gross profit:	9%) is p.a. Is p.a. O0% our unit (interm) per unit pusing termediate) Ses) OH) dph. a. 6 init (intermediate r unit	() Subsi	15 dwellin 2.3 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilit 10% Affc 2:30 (Social I	profit: (20%) on: 70 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	H) dph. a. hit (intermediate unit	e) Subsic	15 dwellin 0.3 Hectare s Gross Absorpti Plannid by at £0 per unit (Sustainabili 10% Affe 0:30 (Social	profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	H) dph. a. it (intermediate unit
T 3 SHEET 1	GREENFIELD		TEST	3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A)	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 977%	MIDDLE 18%	UP 12%
• • •	**	A P	2011 2012	- **	A) (v	A)	2011 2012	**	(v	A)	2011 2012	- **	* *	4 ¥	2011	-798% -38%	18% 29%	12% 15%
**	**	A P	2013 2014	**	(*	4)	2013 2014	**	***	A)	2013 2014	**	**	1 *	2013 2014	-35% -33%	32% 34%	15% 14%
**	**	(*	2015 2016	**	**	A)	2015 2016	**	**	A)	2015 2016	**	**	**	2015 2016	-14% -16% -20%	-206% -487%	24% 22%
	**	A }	2017 2018	**	**	4)	2017 2018	• •	**	A)	2017 2018	**	* *	* *	2017 2018	-20% -26%	204% 72%	19% 16%
**	**	A P	2019 2020	**	* * *	A)	2019 2020	**	**	A)	2019 2020	* *	**	4+	2019 2020	-42% -97%	43% 30%	15% 13%
• •	4.4	A)	2021	**	A)	4)	2021	**	(v	A)	2021	* *	**	A)	2021	312% 64%	25% 20%	12% 11%
	- ''	A)	2023	(v	^)	^ / ^ /	2023	- V	4)	^) ^)	2023	Ų Ū	• •	A)	2023	37% 29%	18% 17%	10%
	^,	4)	2025	4)	.,	4)	2024	- (-	.,	4)	2025	- ; ;	**	*)	2024	27% 27% 25%	16% 16%	10%
			2.020				2020		alue Area:		2020				2020	2070	.070	10%
							Sub	0.3 Hed (Abs Planting of the Planting of the per under the	wellings (15 Ho ctare site @(50 Gross profit: (20 sorption: 70 uni anning gain at 1 unit (rent) & E0 nability at £1800 5 Affordable H docial Rent to In	DPH) dph. (%) (s p.a. 00% per unit (interm o per unit busing	ediate)							





	O dw O site Gro Ab: Plannii Su Susta	vellings (0) vellings (0) vellings (0) vellings (0) vellings (0) vellings (0) velling (0) vellings (0) vellin	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 corption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption on inability at 0 rdable Hous	sing		dw O site Gro Ab: Planni Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0.3 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a.								F) h.) 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEET 1 REDUID DOWN DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	CTION TO AFFOR MODULE MDDLE O% O% O% O% O% O% O% O% O% O	OASIL UP (PS)
Subsid	Subsidy at 0 Sustainability at 0 O% Affordable Housing O Sustainability at 0 O% Affordable Housing O Sustainability at 0 O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% Affordable Housing O O% O O% Affordable Housing O O% O O% O O% O O% O O% O O% O O% O O																		
2010 2011 2012	DOWN	GREENFIELD MIDDLE	UP	2010 2011 2012	DOWN	MIDDLE	UP	2010 2011 2012	DOWN	MIDDLE	UP	2010 2011 2012	DOWN	MIDDLE	UP	2010 2011 2012	DOWN 250% 475%	MIDDLE 17% 18% 27%	UP 11% 11% 13%
2013 2014 2015 2016 2017 2018	* * * * * * * * * * * * * * * * * * * *	**	(v (v (x)	2013 2014 2015 2016 2017 2018	*** *** *** ***	(v	A) A) A) A)	2013 2014 2015 2016 2017 2018	* * * * * * * * * * * * * * * * * * *	(v v v v v v v v v v v v v v v v v v v	A) A) A) A) A)	2013 2014 2015 2016 2017 2018	** ** ** ** ** ** **	** ** ** ** ** ** ** **	(v (v vv (v (v	2013 2014 2015 2016 2017 2018	-39% -38% -15% -17% -22% -30%	29% 31% -884% 550% 113% 56%	14% 14% 22% 20% 17% 16%
2019 2020 2021 2022 2023 2024	**	(v (v))))))))))))))))	A) A) A) A)	2019 2020 2021 2022 2023 2024	** ** ** ** ** ** ** **	A } A } A }	A) A) A) A)	2019 2020 2021 2022 2023 2024	** ** ** **	(v (v (v (v (v (v (v (v (v (v	A) A) A) A)	2019 2020 2021 2022 2023 2024	** ** ** ** ** ** ** **	** ** ** ** ** **	(v A) A) A) A) A)	2019 2020 2021 2022 2023 2024	-51% -169% 136% 51% 32% 28%	37% 27% 23% 19% 17% 16%	14% 13% 11% 11% 10%
2025 2026	17	**	2	2025 2026	*)	<u> </u>	25	2025 2026 Sub	15 d 0.3 Hec (Abs Pla sidy at E0 per u Sustai 10%	nability at £600 Affordable He	uses) DPH) dph. (%) Is p.a. 00% per unit (interme per unit	2025 2026 ediate)	÷	**	<u> </u>	2025 2026	25% 24%	15% 16%	9%
Subsid	15 dwellin 3 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabi 10% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u lity at £0 per u rdable Hou	ses) PH) dph. a. 6 init (intermediate unit) Subsic	dwelling. 3.3 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabi 10% Affo	profit: (20%) on: 50 units p.a gain at 100% rent) & £0 per ur lity at £0 per u rdable Hou	H) dph. a. iit (intermediate nit sing	e) Subsi	70:30 (S Valu dwelling 0.3 Hectare : Gross Absorpti Plannin dy at £0 per unit Sustainab	e Area: Six gs (15 House site @(50 DF profit: (20%) lon: 50 units p. gg gain at 1009 (rent) & £0 per u utility at £0 per u	termediate) SS) PH) dph. a. 6 init (intermediate) unit using	Subsi	dwelling 0.3 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lity at £0 per u erdable Hou	S) H) dph. a. iit (intermediate) Subsidy	dwelling 0.3 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabi 10% Affo	profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur lity at £0 per u rdable Hou	s) H) dph. a. it (intermediate) nit sing
	: 30 (Social F 12 SHEET 1	GREENFIELD	mediate)		1:30 (Social F 12 SHEET 1	INDUSTRIAL1	mediate)		12 SHEET 1	INDUSTRIAL2	rmediate)		12 SHEET 1	PDL	mediate)			CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 172%	MIDDLE 17% 17%	UP 11% 11%
2012	••	**	A)	2012	**	A)	4)	2012	**	1 *	4)	2011	**	**	(*	2012	-49% -42%	26% 28%	13%
2013 2014 2015	**	**	47	2013	**	(*	4)	2013	**	(*	4)	2013	**	**	(*	2013 2014 2015	-41%	30%	13% 13% 22%
2016	**	**	A >	2016		••	A >	2016	~ ~	**	A >	2016		**	~ ~	2016	-16% -18%	1616% 280%	20%
2017 2018	**	**	A >	2017 2018	**	**	*)	2017 2018	**	* *	A)	2017 2018	**	**	(*	2017 2018	-23% -32%	95% 51%	16% 15%
2019 2020	**	**	A)	2019 2020	• •	(v	A)	2019 2020	**	(*	A)	2019 2020	* *	**	A)	2019 2020	-57% -245%	35% 26%	14% 12%
2021 2022	**	(v	A)	2021 2022		A)	A)	2021	**	A)	4)	2021 2022	* *	**	A)	2021 2022	110% 46%	22% 18%	11% 10%
2023	**	* >	A >	2023	4.*	* >	A >	2023	4 🕶	A)	A)	2023		4.4	*>	2023	30%	17%	10%
2025	4 4	* >	* >	2025	*>	A >	4)	2025	(v)	A >	* >	2025	• •	(*	*>	2025	24%	15%	9%
2026	(¥	**	->	2026	->	,	**	2026 Sub	15 d 0.3 Hec C Abs Pla sidy at E0 per u Sust 10%	alue Area: wellings (15 Ho tare site @ (50 I Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & E0 I einability at E0 I eocial Rent to Ini	uses) DPH) dph. (%) Is p.a. 00% per unit (interme per unit	2026 ediate)		(*	- 1	2026	23%	16%	9%

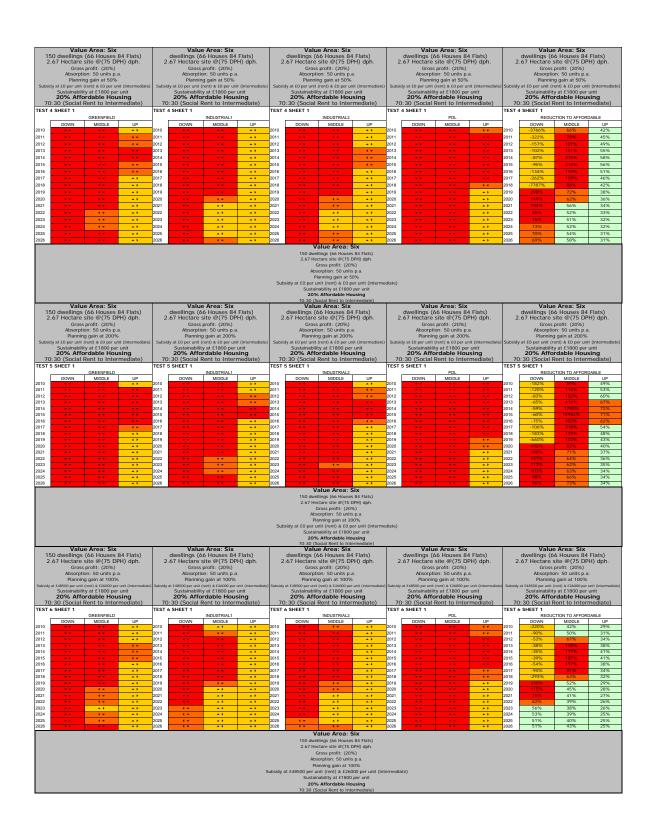
0.3 He Subsidy at £l Su:	Gross p Absorptio Planning 50 per unit (r ustainability 0% Affor	Area: Six gs (15 House te @(50 DP profit: (20%) n: 50 units p.a gain at 1000 ent) & £0 per un at £1800 per 'dable Hou ent to Inter	H) dph. a. iit (intermediate unit sing	e) Subsit	dwelling).3 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	H) dph. a. bit (intermediate unit	e) Subsi	dwelling 0.3 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	es) PH) dph. .a. 6 init (intermediate r unit using	e) Subsi	dwellings (0.3 Hectare site	@(50 DP offit: (20%) 50 units p. ain at 100% t) & £0 per ur t £1800 per able Hou	es) PH) dph. a. ii iii iiii iiiiiiiiiiiiiiiiiiii	e) Subsidy	dwelling 0.3 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili:	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate) unit
TEST 13 SH		ent to men	mediate)		13 SHEET 1	tent to inter	mediate)		13 SHEET 1		illeulate)		13 SHEET 1	it to inter	mediate)		13 SHEET 1	Kent to inter	mediate)
_		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2		_		PDL			REDU	CTION TO AFFOR	RDABLE UP
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN 2766%	MIDDLE 16%	10%
2011	~~		* >	2011	**	A >	A)	2011	~ ~	* >	A >	2011	**	**	A)	2011	-561% -34%	16%	10%
2012			A P	2012	**	4.4	A >	2012			A)	2012	**		1.	2012	-34%	26% 29%	13% 13%
2014	~ ~	**	* >	2014	~ ~	4.4	A >	2014	~ ~	* *	* >	2014	* *	**	4.4	2014	-30%	30%	12%
2015			4.7	2015 2016			* >	2015		**	A)	2015 2016	**	**	**	2015 2016	-13% -14%	-191%	21% 19%
2017	••	**	A)	2017	• • •	**	A >	2017		**	A >	2017	**	**	**	2017	-18%	162%	15%
2018	~ ~	* *	A }	2018	**	**	A)	2018	**	* *	A)	2018 2019	* *	**	(*	2018	-24% -38%	61% 36%	14% 12%
2020	**		*)	2020		A >	A)	2020	**	(+	A)	2020	**		*)	2020	-93%	26%	11%
2021	**	1 *	A):	2021	**	A)	4)	2021	**	A):	A)	2021	* *	**	A)	2021 2022	223% 54%	22% 17%	10% 9%
2022	**	*)		2022	4.4	4)	* * *	2022		*)	4)	2022			4)	2022	31%	15%	9%
2024	~ ~	* >	* >	2024	* >	* >		2024	4.4	A.)	*>	2024	**	(+		2024	25%	15%	8%
	• •	4 >	A P	2025 2026	A)	A P	A)	2025 2026	(v	A P	A)	2025 2026	**	(v	*)	2025 2026	24% 22%	14% 14%	8% 8%
15 0.3 H	5 dwelling lectare si Gross p	Area: Six ps (15 Hous- te @(50 DP profit: (20%)	H) dph.	(dwelling 0.3 Hectare s Gross	profit: (20%)	s) H) dph.		Abs Pla Sustain 10% 50:50 (S Valu dwelling 0.3 Hectare : Gross	hability at £180 6 Affordable H social Rent to In the Area: Six gs (15 House site @(50 Di s profit: (20%)	is p.a. 00% per unit (interm per unit busing termediate) 28) PH) dph.		dwellings (0.3 Hectare site Gross pro	@(50 DP ofit: (20%)	s) PH) dph.	(dwelling D.3 Hectare s Gross	profit: (20%)	s) PH) dph.
Su: 10 0:100 (Planning 60 per unit (rustainability 0% Affor (Social R	n: 50 units p.a gain at 100% ent) & £0 per un at £1800 per dable Hou ent to Inter	it (intermediate unit sing	0:	Planning dy at £0 per unit (Sustainabilit 10% Affo 100 (Social F	y at £1800 per rdable Hou	nit (intermediat unit unit	0:	Plannin dy at £0 per unit Sustainabili 10% Affo 100 (Social	ty at £1800 pe	6 nit (intermediate r unit using	0:	Absorption: Planning gaidy at £0 per unit (ren Sustainability a 10% Afford	ain at 100% t) & £0 per u t £1800 per able Hou	6 nit (intermediate r unit ising	0:	Plannin y at £0 per unit (Sustainabili 10% Affo 100 (Social	y at £1800 per rdable Hou	it (intermediate) unit unit
TEST 14 SH	HEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1	CTION TO AFFOR	RDARLE
D	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	4)	A P	2010		A)	A)	2010		A)	4)	2010	* *	**	4)	2010	1998% -407%	11% 11%	7% 7%
2012	~~	~ ~	* >	2012	~ ~	* >	* >	2012	**	4.4	.,	2012	· ·	**		2012	-25%	17%	8%
2013 2014	• •		A P	2013	**	(+	4)	2013		(*	A >	2013	**	**	1.4	2013	-22% -21%	20% 21%	8% 7%
2015	~ ~	••	(+	2015	• •	~ ~	A }	2015	~ ~	* *	* >	2015	· ·	**	• •	2015	-9%	-129%	13%
2016		**	A P	2016		**	A >	2016		**	A)	2016	* *	**	(*	2016	-10% -12%	-354% 107%	12% 9%
			*)	2018	**	~ ~	A)	2018	**		A)	2018	**	**	1.4	2018	-17%	39%	9%
2019	~ ~	* *	A P	2019	**	(v	4)	2019	**	**	A)	2019	* *	**	A)	2019	-26% -62%	24% 16%	8% 7%
2021	**	4.4	*)	2021	**	A)	4)	2020	**	A P		2021	* *	**	A >	2021	148%	14%	6%
2022	• •	* >	A >	2022	· ·	* *	4)	2022	(*	A)	4)	2022	* *	(v	* >	2022	34% 19%	10%	6% 5%
2024		* >	*)	2024	A)	A)	4)	2024		A)		2024	~ ~	4.4	A)	2024	17%	9%	5%
	(v	A)	A P	2025 2026	*)	A P	A)	2025 2026	A P	A)	A)	2025 2026	• •	1 *	*)	2025 2026	15% 14%	9% 9%	5% 5%
	0 dw 0 site Gros Abs Plannin Sut Sustai	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	sing		dw O site Gro Ab: Plannli Su Susta O% Affor	ie Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing		Absolute Abs	ctare site @(50 Gross profit: (20 Gross profit:	9%) is p.a. Is p.a. O0% per unit (interm) per unit Dusing Iermediate)		dwelli O site @ Gross Absorp Planning Subsi Sustaina O% Afforda	Area: 0 ings (0) 0(0) dph. profit: 0 ption: 0 gain at 0% dy at 0 bility at 0 able Hou: 0	sing		dw O site Gro Ab Planni Su Susta O% Affo	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 elnability at 0 rdable Hour	sing
TEST 15 SH	HEET 1	GREENFIFI P		TEST	15 SHEET 1	INDUSTRIAL 1		TEST	15 SHEET 1	INDUSTRIAL 2		TEST	15 SHEET 1	PDI		TEST	15 SHEET 1 REDU	CTION TO AFFOR	RDABLE
0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	1.	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE	UP 0%
5				o	-			ō				ō	-			ō	0%	0%	0%
				0	-	-	-	0	-	-	-	0			-	0	0%	0%	0%
				0				ó				0				0	0%	0%	0%
	- 1			0	-	-	-	0		-	-	0	-		-	0	0%	0%	0%
				o				ō				ō				o	0%	0%	0%
				0			-	0		-	-	0	-	-	-	0	0%	0%	0%
	-	-		0	-	-		0			-	0	-	-		0	0%	0%	0%
	-			0	-	-		0	-		-	0			-	0	0%	0%	0% 0%
	-	-		0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
	-			0		-	-	0				0			-	0	0%	0%	0%
0	-	-		o O	-	-	-	o O	F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n.) 0%	o	-	-	-	o	0%	0%	0%



0 dv																		
0 dv	ie Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	vellings (0)			dw	ellings (0)	
	@(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	ss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			At	sorption: 0 ing gain at 0%				sorption: 0 ing gain at 0%			Abs	sorption: 0 ng gain at 0%	
	ng gain at 0% ibsidy at 0				ng gain at 0% ibsidy at 0				ing gain at 0% ubsidy at 0				ubsidy at 0%				ng gain at 0% ibsidy at 0	
Sucto	inability at 0			Sucto	inability at 0			Suct	ainability at 0			Suct	ainability at 0			Sucto	inability at 0	
0% Affor	dable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			dable Hous	ing
T 19 SHEET 1	0		TECT 4	9 SHEET 1	0		TECT	19 SHEET 1	0		TECT	19 SHEET 1	0		TECT	19 SHEET 1	0	
	GREENFIELD		IESI I		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	_ [DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
-			0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
			0				0				0		-		ő	0%	0%	0%
_		-	0		-		0	-			0	-			0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	_	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	U		-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
-	-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
			0				0				0				- 0	0%	0%	0%
			o				ő				o				ō	0%	0%	0%
			o				0				0				0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	_	-	0	-	-	-	0	_	_	_	0	_	_	_	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
									Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0%								
								0%	Affordable Ho	using								
Valu	ie Area: 0			Valu	ie Area: 0			Val	ue Area: 0		1	Val	ue Area: 0			Valu	e Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	ue Area: 0 vellings (0)			dw	vellings (0)			dw	ellings (0)	
0 dv 0 site	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	ue Area: 0 vellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 dv 0 site Gro	vellings (0) e @(0) dph. ess profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw 0 sit	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
O dv O site Gro Ab	vellings (0) @(0) dph. iss profit: 0 sorption: 0			dw O site Gro Ab:	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O dv O site Gro Ab Planni	vellings (0) e @(0) dph. ess profit: 0			dw O site Gro Ab: Planni	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0			dw O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ss profit: 0	
0 dv 0 site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ilnability at 0			dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0			dv O sit Gr At Plann S Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0			dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 alnability at 0			dw O site Gro Abs Plannir Su Susta	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	
O dv O site Gro Ab Planni Su Susta	vellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 ainability at 0 ardable Hous	sing		dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 rdable Hous	sing		dv O sit Gr At Plann S Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	sing		dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elinability at 0 erdable House	iing
0 dv 0 site Gro Ab Planni Su Susta 0% Affor	vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ilnability at 0	sing	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	sing	TEST	dw O site Gro Abb Plannir Su Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
0 dv 0 site Gre Ab Planni Su Susta 0% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw O site Gro Ab: Planni Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST :	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	
0 dv 0 site Gre Ab Planni Su Susta 0% Affor	wellings (0) a @(0) dph. ass profit: 0 sorption: 0 ang gain at 0% absidy at 0 and before the control of the control and the control of the control and the control of the control and the control of the control and the control of the control and the control of the control and the control of the control of the control and the control of	s ing UP	TEST 2	dw O site Gro Ab: Planni Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	s ing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 sing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing UP	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	s ing UP	TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	
0 dv 0 sitt Gro Ab Planni Su Suste 0% Affor	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		0	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	dw O sitt Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST :	dw 0 site Gro Abs Plannir Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O dv O slitt Gre Ab Planni Su Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Susta O% Affor OSHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	TEST	dv O sitt of Grand of	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% oling gain at 0% industrial at	UP -	TEST	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST:	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN O'8 O'8	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
O dv O slitte Gro Ab Planni St Suste O% Affor 20 SHEET 1	wellings (0) a @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% sbsidy at 0 sinability at 0 rdable Hous 0		TEST 2	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0	dv O sit Gn At Plann S Sust O% Affo	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw 0 sit of sit	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST:	dw O site Gro Abb Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O dv O slitt Gre Ab Planni Su Suste O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	TEST 2	dw O site Gro Ab: Planni Susta O% Affor OSHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	dv O sitt of Grand of	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% oling gain at 0% industrial at	UP -	TEST	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST:	dw O site Gro Ab: Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) ge (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O dv O slitte Gro Ab Planni St. Suste O% Affor 20 SHEET 1 DOWN	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ishability at 0 rdable Hou: 0 GREENFIELD MIDDLE -	UP -	0 0	dw O site Gro Ab: Planni Susta O% Affor OSHEET 1 DOWN	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	O Sittle To Sheet To Sheet To Sheet To Sheet To Down	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O site Gro Abs Plannit Su Susta O% Affor POWN O% O% O% O% O%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Susses O' Affor	wellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 crdable Hour 0 GREENFIELD MIDDLE	UP	TEST 2	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O%	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustat O% Affor DOWN 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0%
O dv O site Gre Ab Planni St Su Susta O% Affor	wellings (0) a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 crdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0	dw O site Gro Ab Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O%	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST :	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 o cabble House 0 october 10 minobility at 0 minobility at 0 ordable House 0 october 10 minobility at 0 ordable House 0 october 10 ordable House 0 october 10	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw O slite of Silver of Si	ellings (0) = @(0) dph, ss profit: 0 scrption: 0 scrption: 0 sp gain at 0% biskly at 0 inability at 0 cdable Hous 0 CTION TO AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O dv O slitte Gre Ab Planni St Sustet O% Affor	wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor O SHEET 1 DOWN	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorp	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sosoption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST:	dw O slite literature of the control	ellings (D) e 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sistly at 0 ng gain at 0% sistly at 0 niability at 0 dable Hous 0 CTION TO AFFOR 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
0 dv 0 sittin	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dradable Houri 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	dw O slite of Size of	ellings (0) © (0) dph, ss profit: 0 sorption: 0 sorption: 0 g gain at 0% boldy at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist of Control o	ue Area: 0 ue Area: 0 e @(0) dph. e @(0) dph. e @(0) dph. e goos profit: 0 sorption: 0 sorption: 0 sorption: 0 anability at 0 doing sain at 0% ubskidy at 0 industrial at 0% industria	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 sosption: 0 sosption: 0 sosption: 0 sosption: 0 or dable House PDL MIDDLE	UP	TEST :	dw O slite to Signature of Sign	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% boskly at 0 insability at 0 dable Hous 0 (0) = 0.5 mg size 1 mg si	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Gre Gre Ab Plannin Susta Susta O% Affor DOWN	vellings (0) e @ (0) dph. sss profit: 0 scrption: 0 and gain at 0 drabble House GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	dw O slitch Green Abb Plannillo Student Studen	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Sit Sit Sit Sit Sit Sit Sit Sit Sit S	ue Area: 0 ue Area: 0 ue Area: 0 e @(0) dph. sss profit: 0 sospition: 0 ing gain at 0% ubsidy at 0 ainability at 0 nOUSTRIAL2 MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption sorption to mig gain at 0% ubaddy at 0 airability at 0 ordable House 0 PDL MIDDLE	UP	TEST:	dw O site of the control of the cont	ellings (D) = 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability ninabilit	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Gre Gre Ab Plannin Susta Susta O% Affor DOWN	vellings (0) e @ (0) dph. sss profit: 0 scrption: 0 and gain at 0 drabble House GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0	dw O slitch Green Abb Plannillo Student Studen	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Sit Sit Sit Sit Sit Sit Sit Sit Sit S	ue Area: 0 ue Area: 0 ue Area: 0 e @(0) dph. sss profit: 0 sospition: 0 ing gain at 0% ubsidy at 0 ainability at 0 nOUSTRIAL2 MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption sorption to mig gain at 0% ubaddy at 0 airability at 0 ordable House 0 PDL MIDDLE	UP		dw O site in Control of Control o	ellings (0) so good plants (0) s	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitti Grc Ab Planni S. Susta O% Affor DOWN	vellings (0) = @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sibaldy at 0 ng gain at 0% sibaldy at 0 ninability at 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	dw O slitch of the control of the co	ellings (0) © (2) dph; ss profit: 0 sorption: 0 ng gain at 0% backy at 0 nability at 0 dable House 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Sit Sit Sit Sit Sit Sit Sit Sit Sit S	ue Area: 0 ue Area: 0 e @(0) dph. sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 rdaple Hou 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 sospribin: 0 ing pain at 0% ubasity at 0 ing pain at 0% ubasity at 0 ind	UP	TEST:	dw O site of the control of the cont	ellings (D) = 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability ninabilit	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O dv O sitting Grc Grc Grc Grc Ab Plannin S. Sustant Sustant T 20 SHEET 1 DOWN	vellings (0) = @(0) dph. ss profit: 0 = @(0) dph. ss profit: 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0% sidy at 0 = gain at 0 = g	UP	0 0 0 0 0 0 0 0 0	dw O slite! Grown Abb Planning Susta Susta O% Affor DOWN	ellings (0) so @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% tostidy at 0 ninability at 0 dable House 0 ninability at 0 dable House 0 ninability at 0 ninab	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O sit if Plann n S Sust Sust Sust Sust Sust Sust Sust Sus	ue Area: 0 ue Area: 0 e @(0) dph. sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 rdaple Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) e e @(0) dph. sss profit: 0 sospribir: 0 sos	UP		dw O site in Control of Control o	ellings (0) so good plants (0) s	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 64 – Sensitivity Testing

Value Area: Six 150 dwellings (66 Houses 84 Flats) 2.67 Hectare site @(75 DPH) dph.	15	50 dwellings .67 Hectare :	e Area: Six (66 Houses site @(75 DI			50 dwellings 67 Hectare	site @(75 DF			50 dwellings .67 Hectare	site @(75 D	84 Flats)		50 dwellings 2.67 Hectare	site @(75 DP	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	Subsi	Absorption Planning dy at £0 per unit (profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per	nit (intermediate	e) Subsi	Absorpti Plannin dy at £0 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per unity at £1800 per	it (intermediate)	Subsid	Absorpti Plannin dy at £0 per unit i	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	6 nit (intermediat	e) Subsid	Absorpti Plannin dy at £0 per unit (i	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per	t (intermediate)
20% Affordable Housing 70:30 (Social Rent to Intermediate) EST 1 SHEET 1		20% Affo 0: 30 (Social F 1 SHEET 1	rdable Hou Rent to Inter			20% Affo 0:30 (Social I	rdable Hou Rent to Inter			20% Affo 30 (Social I 1 SHEET 1	Rent to Inter		7	20% Affo 0:30 (Social I 1 SHEET 1	Rent to Inter	
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			CTION TO AFFORI	DABLE UP
010	2010 2011	JOWN	WILDER	A)	2010	DOWN	MIDDLE	A)	2010 2011	DOWN	WIDDLE	1 +	2010	-499% -207%	73%	44% 48%
012	2012		**	A)	2012	- ;;	**	A)	2012	- ;;	**	- ;;	2012	-121% -86%	119%	52%
014	2014	**	~ ~	4 🕶	2014		**	4.4	2014	• • •	**		2014	-75%	309%	62%
016	2015 2016	**	**	A)	2015 2016	••	* *	4.7	2015 2016	**	* *	**	2015 2016	-79% -106%	316% 196%	60% 54%
017	2017 2018	**	**	A):	2017	**	* *	A }	2017 2018	• •	* *	(v	2017	-176% -527%	131% 98%	48% 44%
019	2019 2020	**	••	A)	2019	**		A }	2019 2020			4.4	2019	571% 195%	80% 68%	40% 37%
021	2021	• •	A)	A)	2021	• •	(*	A >	2021	• •	• •	A)	2021	124%	60%	35%
022	2022 2023	**	A)	A P	2022 2023	**	4 +	A P	2022 2023	**	* *	A)	2022 2023	97% 85%	56% 54%	34% 33%
024	2024 2025	**	A)	4)	2024	••	1 *	A }	2024 2025	**	* *	A)	2024	80% 78%	55% 57%	33% 32%
226	2026	**	4.4		2026	· ·	alue Area: S	A >	2026	**	* *	43	2026	76%	62%	32%
Value Area: Six 150 dwellings (66 Houses 84 Hats) 2.6 Hectare Site et/(75 DHH) dph. Gross profit: (20%) Absorption: 30 units pla. Absorption: 30 units pla. Subsidiary it 0 per unit (ren) 4 t0 per unit (intermediate) Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	Subsi	50 dwellings .67 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo 0:30 (Social F	profit: (20%) profit: (20%) pn: 30 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. hit (intermediate unit	1! 2	Plassidy at E0 per use Sustain 20% 70:30 (Since Value 50 dwellings 1.67 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii Sustainabilii	ability at £1800 Affordable Ho cotal Rent to Inte e Area: SIX (66 Houses: SIte @(75 Ui) profit: (20%) on: 30 units p.i g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	10% er unit (interme per unit using ermediate) 84 Flats) PH) dph. a. iit (intermediate) unit ssing	15 2 Subsid	50 dwellings .67 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 Di profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou	84 Flats) PH) dph. a. 6 nit (intermediate r unit	e) Subsid	50 dwellings 2.67 Hectare Gross Absorpti Plannin dy at £0 per unit (i Sustainabilii	site @(75 DP profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per unity at £1800 per prdable Hous	H) dph. t (intermediate unit sing
EST 2 SHEET 1 GREENFIELD		2 SHEET 1	INDUSTRIAL1			2 SHEET 1	INDUSTRIAL2			2 SHEET 1	PDL			2 SHEET 1	CTION TO AFFORI	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 47%
011	2011	**	**	A)	2011	**		**	2011	- ;;		- ;;	2011	-120%	116%	51%
012	2012 2013	**	**	A)	2012 2013	**	* *	1 *	2012 2013	**	**	**	2012 2013	-91% -85%	163% 204%	55% 56%
014	2014 2015	**	**	A >	2014	**	**	4.*	2014 2015	**	**	**	2014	-93% -114%	195% 166%	54% 51%
016	2016 2017	**	**	A)	2016	**	**	A }	2016 2017	**	**	**	2016	-190% -696%	122%	46% 42%
018	2018 2019	**		A)	2018	**		A >	2018 2019	•••		(*	2018	468%	76%	38% 36%
020	2020		A >		2020		1 *	* >	2020		**	A.)	2020	124%	60%	34%
021	2021 2022	••	A)	A)	2021	**	1 *	* >	2021 2022	**	* *	4)	2021	98% 86%	56% 55%	33% 33%
023	2023 2024	**	A) (v	A)	2023	••	1 *	A }	2023 2024	**	**	A)	2023	80%	56% 58%	32% 32%
125 VV A	2025	**	1.	4)	2025	**	**	* >	2024 2025 2026	- ; ;	**	4)	2025	74%	61%	32% 31%
Value Area: Six		Volum	a Area: Six		Sut	150 dwel 2.67 Hec 2.67 Hec Abs Pla sidy at E0 per u Sustair 20% 70:30 (Si	alue Area: Sings (66 Housesters site @(75 Is ross profit: (20% orption: 30 units unning gain at 10 nit (rent) & E0 pability at £1800 Affordable Hocial Rent to Inte e Area: Six	84 Flats) DPH) dph. 6) p.a. 10% er unit (interme per unit using	diate)	Valu	e Area: Six			Volu	e Area: Six	
150 dwellings (66 Houses 84 Flats) 2.67 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate)	2	50 dwellings .67 Hectare : Gross Absorptio Planning dy at £0 per unit ((66 Houses site @(75 DF profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un	84 Flats) PH) dph. a. hit (intermediate	2	50 dwellings 5.67 Hectare Gross Absorpti Plannin dy at £0 per unit	(66 Houses site @(75 DF profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un	PH) dph. a. iit (intermediate)	2	50 dwellings .67 Hectare Gross Absorpti Plannin dy at £0 per unit i	(66 Houses site @(75 Di profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per un	84 Flats) PH) dph. a. 6 nit (intermediat	1	50 dwellings 2.67 Hectare Gross Absorpti Plannin dy at £0 per unit (r	(66 Houses & site @(75 DP profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per uni	H) dph t (intermediate
Sustainability at £1800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate) EST 3 SHEET 1		20% Affo): 30 (Social F 3 SHEET 1		sing		20% Affo 30 (Social 3 SHEET 1		sing		20% Affo 30 (Social I		ısing		20% Affo 0:30 (Social I 3 SHEET 1		sing mediate)
GREENFIELD DOWN MIDDLE UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN	MIDDLE	DABLE UP 43%
0110	2010 2011 2012	- ;;	***	A) A)	2010	- ; ;	***	A) A)	2010 2011 2012	- :	**	• • •	2010	-1252% -238% -151%	84% 10394	43% 47% 50%
014	2012 2013 2014	ŢŢ.	v	4)	2012	- V		(*	2012 2013 2014	- ; ;		- ;;	2012 2013 2014	-15176 -98%	154%	56%
015	2015	- ;;	**	1.	2015	**	**	- ;;	2015		- ;;	- ;;	2015	-72%	471%	65%
016	2016	**	**	A)	2016	**	**	4 Y	2016 2017	- ;;	**	**	2016	-91% -135%	258% 158%	58% 51%
018	2018 2019	**	**	A)	2018	**		A P	2018 2019	- ;;	**	(+	2018 2019	-272% 8648%	112% 88%	46% 42%
020	2020 2021	**	1.	4)	2020 2021	**	**	A }	2020 2021	**	**	A)	2020 2021	281% 146%	63%	38% 36%
022	2022 2023	- 55	A)	A }	2022 2023	**	4.7	A >	2022 2023	• •	Ü	A)	2022 2023	106% 89%	58% 54%	34% 33%
024	2024 2025	**	A)	A)	2024 2025		1 *	A P	2024 2025		Ü	A)	2024 2025	82% 79%	54% 56%	33% 33%
226	2026	••	17		2026 Sut	150 dwel 2.67 Hed G Abs Pla sidy at £0 per u	alue Area: S lings (66 Houses stare site @(75 I iross profit: (20% orption: 70 units unning gain at 10 nit (rent) & E0 p	84 Flats) DPH) dph. 6) ; p.a. 10% er unit (interme	2026 diate)		••		2026	77%	60%	32%
						20%	ability at £1800 Affordable Ho ocial Rent to Inte	using								



2. Subsidy	O dwellings 67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili 20% Affo	(66 Houses site @(75 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £22000 po ty at £1800 pe ordable Hou Rent to Inter	84 Flats) PH) dph. a. a. funit (intermediate or unit unit unit unit unit unit unit unit) Subsidy	dwellings (6 2.67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili 20% Affo	e Area: Six 66 Houses 84 site @(75 DF profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per ty at £1800 per prodable Hou	PH) dph. a. unit (intermediat unit sing	e) Subsidy	dwellings (6 2.67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili 20% Affo	e Area: Six 66 Houses 84 site @(75 Di profit: (20%) on: 50 units p. 19 gain at 100% (rent) & £22000 per ty at £1800 per ty at £1800 per profable Hou Rent to Inter	PH) dph. a. unit (intermediate) unit sing) Subsidy	dwellings (6 .67 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) lon: 50 units p. log gain at 100% (rent) & £22000 pe ty at £1800 per prdable Hou	PH) dph. a. brunit (intermedia runit sing	te) Subsid	dwellings (6 2.67 Hectare : Gross Absorptio Planning by at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hous	H) dph. unit (intermediat unit sing
	SHEET 1		illeulate)		7 SHEET 1	Rent to Inter	mediate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010 2011	••	••	A)	2010 2011	••	4 *	4)	2010	••	••	A >	2010 2011	••	••	4+	2010	-338% -140%	55%	35% 38%
2011			4.*	2012	**	- ;;	4)	2011			4)	2011				2011	-140%	88%	42%
013 014	**	**	(*	2013 2014	**	**	A)	2013		**	4.5	2013 2014	**	**	~ ~	2013	-58%	144%	47% 50%
015			1.4	2015	**	- ::		2015			A)	2015				2015	-56%	240%	49%
016 017	••	••	(v	2016 2017	• •	**	4)	2016	••	••	A }	2016 2017	• •	••	(*	2016 2017	-76% -129%	150%	45% 40%
118			A)	2018	**	- ;;	4)	2018		**	* >	2018		**	1.	2018	-392%	78%	37%
019 020	- * *	**	4)	2019 2020	**	4)		2019			A P	2019 2020	**	**	A)	2019	432%	64% 55%	34% 32%
21		(+	A >	2021	**	* >		2021		A >	* >	2021	**	**	* >	2021	96%	49%	30%
122	••	(*	A >	2022 2023	••	A)	4)	2022 2023	••	A)	* >	2022 2023	**	**	A)	2022	77%	46% 45%	29% 29%
24		1.	4)	2024	**	A)		2024		A >	* >	2024		**	4)	2024	65%	46%	28%
025 026	**	(*	A)	2025 2026	(*	A)	4)	2025 2026		1 *	A P	2025 2026	**	**	A)	2025	62%	47% 51%	28% 28%
								1-0-0		alue Area: S	Six								
2.	O dwellings 67 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	te Area: Six (66 Houses site @(75 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £24000 pe tty at £1800 pe	84 Flats) PH) dph. a. 6 r unit (intermediate		dwellings (6 2.67 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	e Area: Six 66 Houses 84 site @(75 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per ty at £1800 per	PH) dph. a. unit (intermediat unit		70:30 (S Valu dwellings (d .67 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	a Affordable Ho ocial Rent to Inte e Area: Six 66 Houses 84 site @(75 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per	Flats) PH) dph. a. unit (intermediate) unit		dwellings (6 .67 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £24000 per ty at £1800 per	PH) dph. a. b r unit (intermedia r unit		dwellings (6 2.67 Hectare : Gross Absorptio Planning by at £36000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per	H) dph. unit (intermediat
	20% Aff	Rent to Inte	using		20% Affo	ordable Hou Rent to Inter	sing	70 TEST	20% Affo	ordable Hou Rent to Inter	sing			Rent to Inter	ısing	7 TEST	20% Affo 0:30 (Social F 8 SHEET 1	rdable Hous Rent to Intern	nediate)
ſ	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	ABLE UP
10	* *	~ ~	*>	2010	* *	4.4	A >	2010	- V		* >	2010	* *	~ ~	4.4	2010	-283%	49%	32%
11 12			4 ¥	2011 2012	**	**	A)	2011		**	4)	2011	**	**	**	2011	-116% -68%	58% 78%	35% 38%
13 14	* *	**	(*	2013 2014	* *	* *	A.):	2013 2014	~ ~	* *	A.):	2013 2014	* *	* *	~ ~	2013 2014	-49% -44%	127%	43% 46%
15			1 *	2015	**	- ::	4)	2015			* >	2015				2015	-48%	214%	45%
16 17	••	••	A)	2016 2017	••	• •	A)	2016 2017	••	••	A }	2016 2017	• •	••	(v	2016 2017	-66% -112%	135%	41% 37%
18			4)	2017	**	- ;;	4)	2017			4)	2017			1.0	2017	-346%	71%	34%
19 20	**	••	A)	2019 2020	••	(v	* *	2019	••	••	A P	2019 2020	**	••	A)	2019	384%	58% 50%	32% 30%
21		(*	* >	2021	**	A >		2021		A >	A >	2021	**	**	A >	2021	87%	45%	28%
22 23		17	A)	2022 2023	**	A)	4)	2022 2023		A)	A P	2022	**	**	A)	2022	70%	42% 42%	28% 27%
24	**	(+	A >	2024	(+	A >	A >	2024		A >	A >	2024	**	**	A >	2024	59%	42%	27%
25 26	**	(*	A)	2025 2026	1 *	A)		2025 2026		4.7	A P	2025 2026	**	**	A)	2025	57% 56%	44% 47%	27% 27%
	0 dwellings	e Area: Six (66 Houses site @(75 D	84 Flats)	2	dwellings (6	e Area: Six 66 Houses 84 site @(75 DF	Flats)		2.67 He C Abs Pla at £36000 per u Sustain 20% 70:30 (S Valu dwellings (6	llings (66 House ctare site @(75 l foross profit: (20 corption: 50 unit: anning gain at 10 nit (rent) & E244 ability at £1800 a Affordable Ho ocial Rent to Inte Area: Six 56 Houses 84 site @(75 Di	PH) dph. 6) i p.a. 10% 100 per unit (int per unit using ermediate)		Valu	e Area: Six 56 Houses 8 site @(75 Di			Value dwellings (6 2.67 Hectare :	e Area: Six 6 Houses 84 site @(75 DP	Flats) H) dph.
	Absorpti Plannin y at £0 per unit Sustainabili 20% Affo	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou Rent to Inter	6 nit (intermediate) r unit using		Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou Rent to Inter	it (intermediate unit sing		Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ut ty at £1800 per prdable Hou Rent to Inter	it (intermediate) unit s ing		Absorpti Plannin dy at £0 per unit Sustainabili	ty at £1800 per ordable Hou	nit (intermediat r unit using		Absorption Planning By at E0 per unit (r Sustainabilit	y at £1800 per rdable Hous	unit sing
	SHEET 1				9 SHEET 1	_			9 SHEET 1		,		9 SHEET 1				9 SHEET 1		
. [DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
110 111	**	**	(v	2010 2011	* *	* *	4)	2010		**	A >	2010 2011	**	**	**	2010	-499% -207%	73% 87%	44% 48%
112	**	**	1+	2012	••	**	* >	2012	**	**	4)	2012	**	**	**	2012	-121%	119%	52% 58%
14	**	**	* *	2014	* *	* *	4 ¥	2014	**	**	(*	2014	- ; ;	**	**	2014	-86% -75%	193% 309%	62%
)15)16	**	• •	(*	2015 2016	• •	**	4)	2015 2016	**	**	4 +	2015 2016	**	**	**	2015 2016	-79% -106%	316% 196%	60% 54%
017	• •	**	* >	2017	**	**	* >	2017	**	* *	A }	2017	• •	* *	· ·	2017	-176%	131%	48%
019	**	**	A)	2018 2019	~ ~	~ ~	A)	2019	~ ~	~ ~	* >	2018 2019	~ ~	**	4.*	2019	571%	80%	40%
020 021	**	**	A)	2020 2021	• • •	4 *	A)	2020	**		A >	2020 2021	**	**	A)	2020	195%	68%	37% 35%
22	• •	vv	* >	2022	• •	A)	A >	2022	vv		A F	2022	**	v v	A >	2022	97%	56%	34%
)23)24		**	A >	2023 2024	**	A)	*>	2023 2024		(*	*>	2023 2024			A)	2023 2024	85% 80%	54% 55%	33% 33%
025 026	**	**	A)	2025 2026	**	4)	4)	2025 2026		(*	A }	2025 2026		**	A)	2025 2026	78% 76%	57% 62%	32% 32%
									150 dwe 2.67 Her C Abs Pla ssidy at E0 per u Sustain 20%	alue Area: \$ Illings (66 House ctare site @(75 Fross profit: (20 orption: 50 unit: anning gain at 10 init (rent) & E0 phability at E180 co affordable Hoocial Rent to Interest and the social Rent to Interest and Interest and Interest and Interest and Interest and Interest and Interest and Interest and Interest and Interest and Interest and Inter	ix i 84 Flats) IPH) dph. 6) i p.a. IO% er unit (interme per unit using								

Value Area: Six 150 dwellings (66 Houses 84 Flats) 2.67 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 50 units pa. Absorption: 50 units pa. Subsidy alt oper unit (rend) & 60 per unit (intermediate) Sustainability at 61 800 per unit 20% Affordable Housing 70:30 (Social Rent to Intermediate)	2.67 Subsidy a	Value Area: S vellings (66 Houses Hectare site @(75 Gross profit: (20' Absorption: 50 unit: Planning gain at 10: £0 per unit (rent) £ £0 p pustalnability at £1800 '0% Affordable H 0 (Social Rent to Ir	84 Flats) DPH) dph. %) s p.a. 100% er unit (intermedia) per unit	te) Subsi	dwellings (2.67 Hectare Gros: Absorpt Plannii idy at £0 per unit Sustainabil 20% Affo	Le Area: Six 66 Houses 8. siste @(75 D s profit: (20%) Itlon: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per ordable Hou. Rent to Inter	Flats) PH) dph. a. bit (intermediate) r unit) Subsi	dwellings (6 2.67 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	4 Flats) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwellings (6 2.67 Hectare Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo D: 30 (Social	e Area: Six 56 Houses 84 site @(75 DF profit: (20%) on: 50 units p.a. g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	PH) dph. a. bit (intermediate unit esing
TEST 10 SHEET 1 GREENFIELD	TEST 10	INDUSTRI/	L1	TEST	10 SHEET 1	INDUSTRIAL2		TEST	10 SHEET 1	PDL		TEST	10 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN MIDDLE UP	2010	DOWN MIDDLE	* >	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 4 ¥	2010	DOWN -499%	MIDDLE 73%	UP 44%
2011	2011 2012	** **	A)	2011	* *	* *	A)	2011	* *	**	**	2011	-207% -121%	87% 119%	48% 52%
2013	2013 2014	** **	A)	2013	* *	* *	(v	2013 2014	* *	**	**	2013	-86% -75%	193% 309%	58% 62%
2016	2015 2016	**	A)	2015 2016	* *	* *	(v	2015 2016	* *	• •	**	2015 2016	-79% -106%	316% 196%	60% 54%
	2017	**	A)	2017	**	**	A)	2017 2018	**	**	1 *	2017	-176% -527%	131% 98%	48% 44%
2019	2019	** **	A)	2019	••	**	A)	2019	• •	• •	(v	2019	571% 195%	80%	40% 37%
2021	2021	V V A)	A)	2021	**	1 *	4)	2021	•••	**		2021	124%	60% 56%	35% 34%
2023	2023	V V A)	A)	2023	• •	4)	A)	2023	•••	**	A)	2023	85%	54% 55%	33% 33%
2025	2025	**	4)	2025	- ; ;	(*	4)	2025	**	_;;	4)	2025	78%	57%	32% 32%
				Sut	150 dwe 2.67 He Ab Sidy at E0 per Sustai 209 70:30 (5	Value Area: 1 ellings (66 House cctare site @ (75 Gross profit: (20 sorption: 50 unit lanning gain at 1 unit (rent) & E0 p inability at E1800 66 Affordable Ho Social Rent to Int	s 84 Flats) DPH) dph. %) s p.a. DO% eer unit (interme	ediate)							
Value Area: Six 150 dwellings (66 Houses 84 Flats)	dv	Value Area: S ellings (66 Houses	ix 84 Flats)			ue Area: Six 66 Houses 8	1 Flats)		Value dwellings (6	Area: Six 6 Houses 8	4 Flats)		Valu dwellings (8	e Area: Six 56 Houses 84	Flats)
2.67 Hectare site @(75 DPH) dph. Gross profit: (20%)		Hectare site @(75 Gross profit: (20)	DPH) dph.	2	2.67 Hectare Gross	site @(75 D s profit: (20%)	PH) dph.	2	2.67 Hectare s Gross	site @(75 D profit: (20%)	PH) dph.	2	2.67 Hectare Gross	site @(75 DF profit: (20%)	PH) dph.
Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 unit: Planning gain at 10	p.a.		Absorpt Plannii	tion: 50 units p. ng gain at 100%	5		Absorption	on: 50 units p. g gain at 1009	.a. 6		Absorpti Plannin	on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £600 per unit		£0 per unit (rent) & £0 p Sustainability at £600	er unit (intermedia per unit	te) Subsi	idy at £0 per unit Sustainabi	(rent) & £0 per u	nit (intermediate) unit) Subsi	idy at £0 per unit (Sustainabili	ty at £600 per	unit	te) Subsid	y at £0 per unit (Sustainabil	rent) & £0 per un ity at £600 per	it (intermediate unit
20% Affordable Housing 70:30 (Social Rent to Intermediate)	70:30	0% Affordable F O (Social Rent to Ir	lousing itermediate)	70	20% Aff 0:30 (Social	Rent to Inter	rmediate)	70	20% Affo 0:30 (Social F	rdable Hou Rent to Inter	using rmediate)	70	20% Affo 0:30 (Social	ordable Hou Rent to Inter	rsing mediate)
TEST 11 SHEET 1 GREENFIELD	TEST 11	SHEET 1 INDUSTRIA	iL1		11 SHEET 1	INDUSTRIAL2		TEST	11 SHEET 1	PDL		TEST	11 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN MIDDLE UP	2010	DOWN MIDDLE		2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN -1074%	MIDDLE 69%	UP 43%
2011	2011	**	A)	2011	* *	* *	A)	2011	• •	• •	**	2011	-268% -141%	81% 107%	46% 51%
2013	2013	** **	A >	2013	••	• •	(v	2013	••	••	••	2013	-96% -83%	163%	56% 59%
2015	2015	**	A >	2015	* *	* *	4.*	2015	* *	**	**	2015	-88%	243%	58%
	2016	** **	A)	2016 2017	**	**	A)	2016 2017	**	**		2016 2017	-121% -219%	165%	52% 47%
2019	2018 2019	**	A)	2018 2019	* *	* *	A P	2018 2019	* *	• •	(*	2018 2019	-1207% 371%	91% 75%	42% 39%
	2020	** (*		2020 2021	**	1 *	4)	2020 2021	**	••	A)	2020	165% 111%	64% 58%	36% 34%
2022	2022	**	* * * * * * * * * * * * * * * * * * * *	2022 2023	* *	A >	* >	2022	* *	**	A)	2022	90%	54% 52%	33% 32%
2024	2024	V A)	4)	2024 2025	**	4.4	A):	2024 2025	**	**	A)	2024	75% 73%	53% 55%	32% 32%
	2026	** (v	• • •	2026	150 dwe 2.67 He	/alue Area: Sellings (66 House ectare site @(75 Gross profit: (20	s 84 Flats) DPH) dph.	2026	••	**	47	2026	72%	59%	32%
				Sub	Ab Prosidy at E0 per u Susta 209	sorption: 50 unit lanning gain at 1 ^o unit (rent) & £0 p sinability at £600 6 Affordable Ho	s p.a. 00% er unit (intermo per unit pusing	ediate)							
Value Area: Six 150 dwellings (66 Houses 84 Flats)	dv	Value Area: S	84 Flats)		Valu dwellings (social Rent to Intue Area: Six 66 Houses 8	1 Flats)		dwellings (6		4 Flats)		dwellings (6	e Area: Six 66 Houses 84	
2.67 Hectare site @(75 DPH) dph. Gross profit: (20%)	2.67	Hectare site @(75 Gross profit: (20	%)	2	Gross	site @(75 D s profit: (20%)		2	2.67 Hectare s Gross	profit: (20%)		2	Gross	site @(75 DF profit: (20%)	
Absorption: 50 units p.a. Planning gain at 100%		Absorption: 50 unit: Planning gain at 10	00%		Plannii	tion: 50 units p. ng gain at 100%	5		Planning	on: 50 units p. g gain at 1009	6		Plannin	on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £0 per unit 20% Affordable Housing		£0 per unit (rent) & £0 p Sustainability at £0 p 20% Affordable H	er unit	te) Subsi	Sustainal	(rent) & £0 per u bility at £0 per u ordable Hou	ınit) Subsi	Sustainabl	rent) & £0 per u lity at £0 per u rdable Hou	unit	te) Subsid	Sustainab	rent) & £0 per un ility at £0 per u ordable Hou	init
70:30 (Social Rent to Intermediate)	70:30	(Social Rent to In	itermediate)		0:30 (Social	Rent to Inte	mediate)		D:30 (Social F	Rent to Inte	rmediate)		0:30 (Social	Rent to Inter	mediate)
TEST 12 SHEET 1 GREENFIELD	TEST 12	SHEET 1 INDUSTRIA	L1	TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL	,	TEST	12 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN MIDDLE UP	2010	DOWN MIDDLE	UP A >	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN -2529%	MIDDLE 67%	UP 42%
1011	2011	** **	A)	2011	**	**	A)	2011	V V	v	**	2011	-315% -154%	79% 102%	45% 50%
013	2013	** **	A.)	2013	- ; ;	**		2013	* *	••	**	2013	-102%	152%	55%
2015	2014	** **	A >	2014	••	**	1.	2014 2015	**	**	**	2014	-87% -93%	215% 218%	58% 56%
1016	2016	** **	A >	2016	• •	• •	A)	2016 2017	• •	**	**	2016	-131% -250%	153% 111%	51% 46%
2018	2018	** **	A)	2018	**	- ;;	A)	2018	**	- ;;	(v	2018	-3379%	87% 73%	42%
2020	2020	** **	A >	2020	* *	1 *	A F	2020	**	**	A)	2020	314% 153%	63%	36%
2021	2021	vv A)	A)	2021 2022	**	(v	A)	2021 2022	• •	• •	A >	2021	106% 86%	56% 53%	34% 33%
2023	2023	v v 💮 🔺	4.1	2023	• •	A)	A)	2023	••	**	A)	2023	77%	51% 52%	32%
2025	2025	** A)	* * *	2025	* *	(v	A)	2025	**	* *	A >	2025	73% 71%	54%	32%
2026	2026	** (*	4)	2026	V	/alue Area:	Six	2026	**	* *	*)	2026	70%	58%	31%
				Sut	150 dwe 2.67 He Ab	ellings (66 House ectare site @(75 Gross profit: (20 sorption: 50 unit lanning gain at 1 unit (rent) & E0 o	s 84 Flats) DPH) dph. %) s p.a.	ediate)							
					Sust 209	tainability at £0 p 6 Affordable Ho Social Rent to Int	er unit ousing	,							

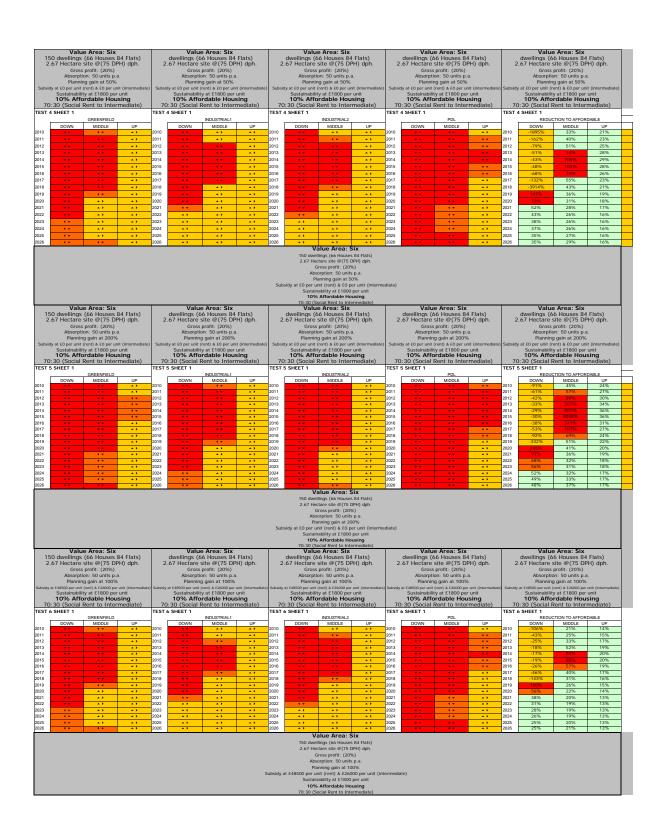
2.67 Subsidy at S	Hectare s Gross Absorptic Planning £0 per unit (i) Sustainability 20% Afford (Social F	e Area: Six (66 Houses site @(75 E profit: (20%) on: 50 units p g gain at 100° rent) & £0 per u y at £1800 per rdable Hou Rent to Inte	84 Flats) PH) dph. a.a. saunit (intermediate) er unit using	Subsi	dwellings (6 .67 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iii (intermediate unit	e) Subsi	dwellings (i 2.67 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affo	te Area: Six 56 Houses 84 site @(75 Di sprofit: (20%) ion: 50 units po ig gain at 100% (rent) & £0 per un ty at £1800 per brdable Hou Rent to Inter	PH) dph. a. init (intermediate) unit using	Subsi	dwellings (6 .67 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	4 Flats) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwellings (6 2.67 Hectare : Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	PH) dph. it (intermediate unit sing
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
010	DOWN	MIDDLE	A >	2010	DOWN	MIDDLE	* >	2010	DOWN	WIDDLE	* >	2010	DOWN	MIDDLE		2010	-439%	63%	38%
1011			4.7	2011		**	A)	2011			A >	2011	**	**		2011	-181% -105%	76% 102%	41% 45%
1013	~ ~	**	4.4	2013	**	**	* >	2013	**	~ ~	(+	2013	* *	* *	~ ~	2013	-74%	165%	49%
1014 1015			(*	2014 2015	•••	**	A)	2014	•••	**	A)	2014 2015	••			2014	-64% -68%	263% 268%	52% 51%
1016		••	(v	2016 2017	••	••	A >	2016 2017	••	••	A)	2016 2017	• •	••	(v	2016 2017	-91% 150%	165%	45% 40%
018	**		A >	2018	**	**	* >	2018	• •	**	* >	2018	**	**	(+	2018	-447%	83%	36%
1019		- ;;	A)	2019 2020	**	~ v	A)	2019	• • •	(*	A >	2019 2020	**	**	A)	2019	483% 164%	67% 57%	33% 31%
1021	••	(*	A.)	2021 2022	**	A.)	* >	2021	**	4.4	* >	2021 2022	• •	* *	A.):	2021	104%	51%	29% 28%
1022		(+	4)	2022		A)	4)	2022	~ ~	4)	A)	2022	•••	~ ~	A >	2022	73%	47% 46%	28%
1024		(+	4)	2024 2025	• •	A):	A >	2024	**	4)	4)	2024 2025	**	••	A >	2024 2025	69%	47% 50%	28% 27%
1026	- ; ;	- ;;	4)	2026	**	1 *	A)	2026	• • •	alue Area: \$	* >	2026	**	**	4)	2026	65%	54%	27%
2.67 Subsidy at S	Hectare s Gross Absorptic Planning £0 per unit (i) Sustainability	e Area: Six (66 Houses site @ (75 E profit: (20%) on: 50 units p g gain at 100° rent) & £0 per to y at £1800 per rdable Housent to Inte	84 Flats) PH) dph. a.a. summer district the control of the contr	Subsi	dwellings (6 .67 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit	e) Subsi	50:50 (S Valu dwellings (i 2.67 Hectare Gross Absorpti Plannit dy at £0 per unit Sustainabili 20% Affo	nability at £1800 6 Affordable Hoccial Rent to Intite Area: Six 66 Houses 84 site @(75 Dl is profit: (20%) to 100: 50 units p. 100 gain at 100% (rent) & £0 per ur ty at £1800 per ur ty at £1800 per ur ty at £1800 per Hocci Rent to Inter	Flats) However, and the control of t	Subsi	dwellings (6 .67 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(75 D profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	4 Flats) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwellings (6 2.67 Hectare : Gross Absorptio Planning dy at £0 per unit (r Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	PH) dph. i. it (intermediate unit
TEST 14 S			inediate)		14 SHEET 1		mediate)		14 SHEET 1		mediate)		14 SHEET 1		illediate)	TEST	14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
1010		**	A)	2010 2011		4.7	4)	2010	•••	**	4)	2010 2011	**	**	4+	2010	-287% -116%	39% 46%	23% 24%
012		~ ~	A >	2012	**	* *	* >	2012	• • •	~ ~	* >	2012	**	**		2012	-66%	61%	25%
013 014	* *	**	A)	2013 2014	**	**	A)	2013	* *	**	A)	2013 2014	**	**	**	2013	-45% -38%	95% 149%	27% 28%
015	• •	**	A >	2015	**	**	* >	2015	* *	**	* >	2015	* *	* *	**	2015	-40%	147%	27%
016			A >	2016 2017	**	**	A >	2016	**	**	A >	2016 2017	**		A)	2016	-52%	60%	23% 20%
018	**	4.4	A)	2018 2019	**	4 ¥	A)	2018	• •		A)	2018 2019	**	**	A)	2018	-244%	45% 36%	18% 17%
020			->	2020	• •	A >		2020	**	A >	A >	2020	- ; ;		A >	2020	86%	30%	15%
021	**	*)	.,	2021 2022	**	A)	4)	2021	* *	A)	* >	2021 2022	**	* *	A)	2021	57% 46%	28% 26%	15% 15%
023	~ ~	* >	->	2023	* >	. >		2023	4.4	A >	A >	2023	• •		A >	2023	42%	27%	15%
024 025		4) (v	4)	2024 2025	A)	A)	4)	2024	1 *	4)	A)	2024 2025	**	* *	A)	2024	40% 39%	28% 30%	15% 15%
1026	* *	(+	.,	2026	* >	* >	*>	2026	1 +	alue Area:	A b	2026	**	**	*>	2026	38%	33%	15%
	dwellings Hectare s Gross Absorptio	e Area: Six (66 Houses site @(75 D profit: (20%) on: 50 units p	84 Flats) PH) dph.	2	dwellings (6 .67 Hectare : Gross Absorptio	site @(75 DI profit: (20%) on: 50 units p.	PH) dph.		2.67 He () Abis pi osidy at E0 per u Sustail 20% 0:100 (S Valu dwellings (2.67 Hectare Gross Absorpti	illings (66 House ctare site @(75 in Fig. 20	DPH) dph. (k) (s) p.a. (s) p.a. (s) p.a. (s) p.a. (s) p.a. (s) p.a. (s) p.a. (s) per unit (interme per unit using ermediate) (s) Flats) (s) PH) dph. (s)		dwellings (6 .67 Hectare Gross Absorpti	site @(75 D profit: (20%) on: 50 units p	4 Flats) PH) dph. .a.		dwellings (6 2.67 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.a	H) dph.
	£0 per unit (unit (intermediate)	Subsi	dy at £0 per unit (nit (intermediate	e) Subsi	idy at £0 per unit	ig gain at 100% (rent) & £0 per ui	nit (intermediate)	Subsi	dy at £0 per unit i	g gain at 1009 rent) & £0 per u	nit (intermedia	te) Subsid	dy at £0 per unit (r	g gain at 100% ent) & £0 per un	it (intermediate
2	0% Affo	y at £1800 pe rdable Ho	using		20% Affo	y at £1800 per rdable Hou	sing		20% Affo	ty at £1800 per ordable Hou	sing		20% Affo	y at £1800 pe rdable Hou	using		Sustainabilit 20% Affo	y at £1800 per rdable Hou	unit sing
0:100) (Social F	Rent to Inte	ermediate)		100 (Social F	Rent to Inter	mediate)	TEST	100 (Social	Rent to Inter	mediate)		100 (Social I	Rent to Inte	rmediate)	TEST	15 SHEET 1	Rent to Inter	mediate)
	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	ļ	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
010	JUNN	MIDDLE	A >	2010	DOWN V	* >	* >	2010	D-JWN	WILDULE 4 ♥	* >	2010	- VVIN	WINDDE	* >	2010	-287%	39%	23%
011 012	**	**	A >	2011 2012	**		A >	2011	**	**	A >	2011 2012	* *	**	(*	2011	-116% -66%	46% 61%	24% 25%
013	**	**	A)	2013 2014	•••	**	A)	2013	**	**	A)	2013 2014	••		**	2013	-45% -38%	95% 149%	27% 28%
15	••		A >	2015		**	* >	2015	**	**	* >	2015				2015	-40%	147%	27%
016	**	**	A)	2016 2017	**	**	A):	2016 2017	**	**	A)	2016 2017	**	**	(v	2016	-52% -84%	88% 60%	23% 20%
118		**	A >	2018	**	1.	A >	2018	**	7.7	* >	2018	**	**	A >	2018	-244%	45%	18%
020	**	4 *	4)	2019 2020	~ ~	A)	A >	2019	~ ~	(v 	A P	2019 2020	**	**	A)	2020	86%	36% 30%	17% 15%
021		A)	4)	2021 2022	• • • • • • • • • • • • • • • • • • •	A)	4)	2021	**	A)	A)	2021 2022	**	4.4	A >	2021	57% 46%	28% 26%	15% 15%
023		* >	->	2023	* >	. >		2023	4.4	A >	A >	2023	**		A >	2023	42%	27%	15%
024		4) (v	A >	2024 2025	A)	A)	A >	2024	1 *	A)	A >	2024 2025	**	* *	A >	2024	40% 39%	28% 30%	15% 15%
026	••	(+	.,	2026	* >	* >	.,	2026	17	alue Area:	* >	2026	**	* *	*>	2026	38%	33%	15%
								Sul	150 dwe 2.67 He (Abs Pli osidy at E0 per u Sustair	allue Area: : Illings (66 House ctare site @(75 I Gross profit: (20' corption: 50 unit: anning gain at 14 unit (rent) & E0 p nability at E1800 5 Affordable Ho	s 84 Flats) DPH) dph. %) s p.a. D0% er unit (interme per unit	diate)							

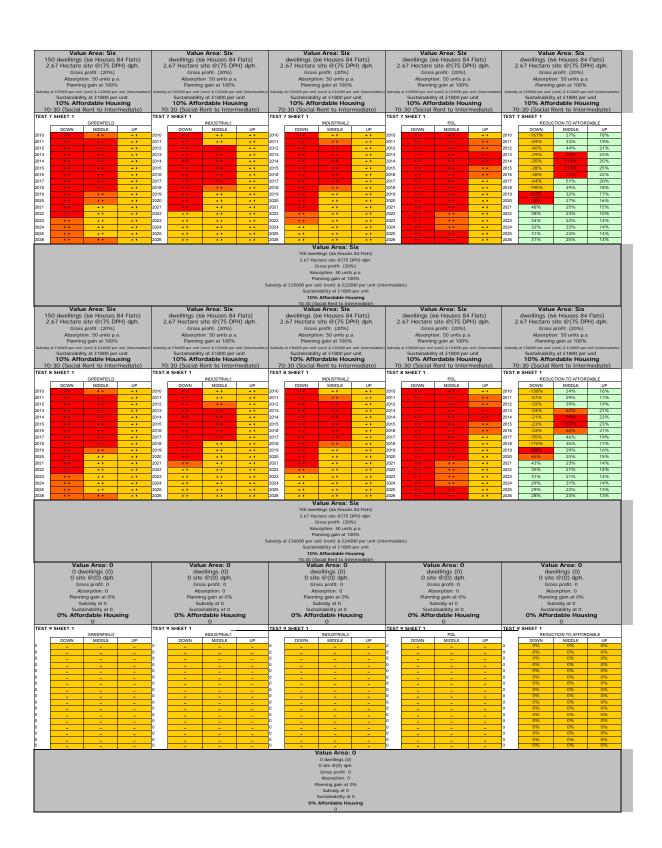
150 dwelling: 2.67 Hectare Gros Absorp Plannil Subsidy at £0 per unit Sustainabil 20% Aff 70:30 (Social	ue Area: Six 8/6 (66 Houses 8/4 e site @(75 DPH) is profit: (25%) tion: 50 units p.a. ing gain at 100% (rent) & £0 per unit litty at £1800 per ut fordable Housi Rent to Interm	(intermediate) unit ing nediate)	Subsid	dwellings (6 .67 Hectare s Gross Absorptic Planning by at £0 per unit (Sustainability 20% Affo : 30 (Social F	site @(75 Di profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	Flats) PH) dph. a. bit (intermediate unit) unit	e) Subsi	dwellings (i .67 Hectare Gross Absorpti Plannit dy at £0 per unit Sustainabili 20% Affo 3:30 (Social	be Area: Six 66 Houses 8 site @(75 D profit: (25%) ion: 50 units p. ig gain at 100° (rent) & £0 per u ty at £1800 per brdable Hou Rent to Inte	4 Flats) PH) dph. a. bit (intermediate) r unit using	Subsid	dwellings (6:67 Hectare : Gross Absorptil Planning dy at £0 per unit (Sustainabilit 20% Affo 1:30 (Social F	site @(75 D profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	4 Flats) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwellings (6 2.67 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilii 20% Affo 0:30 (Social	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate unit sing
EST 16 SHEET 1	GREENFIELD		TEST 1	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	DARLE
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010	**		2010 2011	**	**	A)	2010		**	4.4	2010 2011		- ;;	**	2010	-131% -92%	99%	50% 55%
012	**		2012	* *	· ·	4.4	2012	~ ~	* *	~ ~	2012	~ ~	* *	~ ~	2012	-68%	244%	62%
013	**		2013 2014	**		**	2013		**	**	2013 2014		**	**	2013	-54% -49%	-711%	72% 78%
015	**	**	2015	**	· ·	~ ~	2015	~ ~	* *	~ ~	2015	~ ~	* *	~ ~	2015	-52%	-677%	75%
016	**	• •	2016 2017	**		(v	2016		**	1.	2016 2017				2016	-63% -86%	1451% 302%	65% 56%
018	**	4.4	2018	**	* *		2018	~ ~	**	A >	2018	~ ~	* *	**	2018	-136%	166%	49%
019	**		2019 2020	**	**	A }	2019		**	A)	2019 2020		**	1.4	2019	-317% 1462%	114% 88%	44% 40%
021	**		2021 2022	**		A)	2021	**	••	A)	2021 2022	~ ~	• •	4 *	2021	263%	75% 67%	38% 36%
023	**	* >	2023	**	1.		2022			A)	2023			A >	2023	128%	64%	35%
024	**		2024 2025	**	**	* >	2024	~ ~	**	A)	2024 2025	• •	* *	A)	2024	115%	66% 70%	35% 34%
026	***		2026	**		*)	2026		**	4)	2026		**	A)	2025	105%	70%	34%
	ue Area: Six				a Area: Six		Sub	2.67 He (Abs Pli sidy at E0 per u Sustain 20% 70:30 (S	llings (66 House ctare site @(75 Gross profit: (25 Grops) from 50 unit anning gain at 1 init (rent) & EO pability at E1800 6 Affordable Helecial Rent to Inter Area: Six	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing			e Area: Six			Valu	e Area: Six	
2.67 Hectare Gros Absorp Planni Subsidy at £0 per unit	s (66 Houses 84 e site @(75 DPH is profit: (17%) tion: 50 units p.a. ing gain at 100% t (rent) & £0 per unit	(intermediate)	2.	dwellings (6 .67 Hectare s Gross Absorptio Planning	6 Houses 84 site @(75 Di profit: (17%) on: 50 units p. g gain at 100%	Flats) PH) dph. a.		.67 Hectare Gross Absorpti Plannir dy at £0 per unit	56 Houses 8 site @(75 D profit: (17%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u	PH) dph. a. 6 nit (intermediate)	2.	dwellings (6 .67 Hectare : Gross Absorption Planning	6 Houses 8- site @(75 D profit: (17%) on: 50 units p. g gain at 1009 rent) & £0 per u	4 Flats) PH) dph. a. 6 nit (intermedia		dwellings (6 2.67 Hectare Gross Absorpti Plannin v at £0 per unit (1	56 Houses 84 site @(75 DF profit: (17%) on: 50 units p.a g gain at 100% rent) & 60 per un	PH) dph. a. it (intermediate
20% Aff	lity at £1800 per u ordable Housi	ing		20% Affo	y at £1800 per rdable Hou	unit Ising		20% Aff	ty at £1800 pe ordable Hou	ısing		20% Affo	y at £1800 pe rdable Hou	r unit ising		20% Affo	ty at £1800 per ordable Hou	unit sing
70:30 (Social EST 17 SHEET 1	Rent to Interm	nediate)	70	: 30 (Social F	Rent to Inter	mediate)	70	17 SHEET 1	Rent to Inte	rmediate)	70	:30 (Social F	Rent to Inte	rmediate)	70	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD		IL31		INDUSTRIAL1		1231		INDUSTRIAL2		1231		PDL		1231	REDU	CTION TO AFFOR	
DOWN 010	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP (v	2010	DOWN 1173%	MIDDLE 64%	UP 42%
011	**	* >	2011	* *	• •		2011	~ ~	* *	A):	2011	~ ~	* *	~ ~	2011	-560%	74%	44% 48%
012	**		2012 2013	**	**	A)	2012	- **	**	A)	2012 2013		**		2012	-200% -122%	94% 132%	48% 53%
014	**		2014 2015	• •	~ ~	*)	2014	**	* *	4+	2014	~ ~	* *	**	2014	-102%	176%	56% 55%
016	**	A >	2016	**		A)	2015 2016			4)	2015 2016		- ;;		2015	-163%	133%	50%
017	••		2017 2018	**		A)	2017		••	4)	2017 2018	••	• •	(*	2017	-376%	101%	45% 41%
019	***		2019	**	1.	4)	2019			4)	2019		- ;;	- 1	2019	236%	69%	38%
020	(v	A }	2020 2021	**	A)	A }	2020		4.4	4)	2020 2021		* *	A)	2020 2021	133%	60% 55%	35% 34%
022	(*	* >	2022	**	A >		2022		* >	* >	2022			* >	2022	81%	51%	33%
023	(+	* >	2023 2024		A)	A)	2023		A)	A)	2023 2024		**	A)	2023 2024	73%	50% 51%	32% 32%
025	(*	* >	2025 2026		A)		2025	••	A.)	4.)	2025 2026	• •	• •	A.)	2025	68%	52% 56%	31% 31%
0 d 0 si	lue Area: 0 dwellings (0) te @(0) dph.			dw 0 site	te Area: 0 ellings (0) e (0) dph.		Sub	2.67 He (Abs Pi: sidy at £0 per u Sustain 20% 70:30 (S Val dv 0 sit	hability at £1800 5 Affordable He ocial Rent to Int ue Area: 0 vellings (0) e @(0) dph.	DPH) dph. %) s p.a. 00% per unit (interme per unit pusing	diate)	dw 0 site	le Area: 0 ellings (0) e @(0) dph.			dw 0 site	ue Area: 0 /ellings (0) e @(0) dph.	
Gi A	ross profit: 0 .bsorption: 0				ss profit: 0 sorption: 0				oss profit: 0 osorption: 0			Gro Ab:	ss profit: 0 sorption: 0			Gro Ab	oss profit: 0 sorption: 0	
Planr	ning gain at 0% Subsidy at 0			Plannir	ng gain at 0% bsidy at 0			Plann	ing gain at 0% ubsidy at 0			Plannii	ng gain at 0% ibsidy at 0			Planni	ing gain at 0% ubsidy at 0	
Sus	tainability at 0 ordable Housi	na		Susta	inability at 0	nina.		Sust	ainability at 0 rdable Hou	cina		Susta	inability at 0	cina		Susta	ainability at 0 rdable Hous	ina
	0	_			0	siriy			0	siriy			0	sing			0	sirig
EST 18 SHEET 1	GREENFIELD		TEST 1	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1	CTION TO AFFOR	DARI F
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP]	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
			0		-	-	0	-		-	0			-	0	0% 0%	0%	0% 0%
			0				0				0				0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-		0		-	-	0				0	-		-	0	0%	0%	0% 0%
-	-	-	0	-	-	-	0	-	-	-	0	_		-	0	0%	0%	0%
-	-		0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
			0				0				0				0	0%	0%	0%
-			0	-	-	-	0	-	-	-	0			-	0	0% 0%	0%	0% 0%
			0				0				0				0	0%	0%	0%
-	-	-	0	-	-	-	o	-	-	-	0	-	-	-	0	0%	0%	0%
-			0				0		-	-	0			-	0	0%	0%	0%
		-	0	-	-		0	_	ļ	_	0				0	0%	0%	0%
								F	O dwellings (0, 0 site @(0) dpl Gross profit: (1) Absorption: 0 dlanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 0 0 0 0 0 0 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1 INDUSTRUAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 19 SHEET 1 NDUSTRUAL1	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: O
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 NDUSTRIAL1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0
Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1 GREENFIELD DOWN MIDOLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 NDUSTRIAL1	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Absorption: 0 Planning gain at 0%	
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1 GREENTELD DOWN MIDDLE UP	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 NDUSTRIAL1	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Planning gain at 0%	
Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Subsidy at 0 O% Affordability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 INDUSTRIAL1	Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidiu at 0	Planning gain at 0%
0% Affordable Housing 0 TEST 19 SHEET 1 GREENPIELD DOWN MIDDLE UP	0% Affordable Housing 0 TEST 19 SHEET 1 INDUSTRIAL1	0% Affordable Housing		Subsidy at 0
0 TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	0 TEST 19 SHEET 1 INDUSTRIAL1		Sustainability at 0	Sustainability at 0
TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP O - - -	TEST 19 SHEET 1 INDUSTRIAL1		0% Affordable Housing	0% Affordable Housing
DOWN MIDDLE UP	INDUSTRIAL1	0 TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
0		INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0	0	0 = = =		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	Value Area: 0	<u> </u>	0 0% 0%
		O site @(0) dph. Gross profit: O Absorption: O Planning gain at 0% Subsidy at O Sustainability at O		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	0% Affordable Housing 0 Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0 -	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0		0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0		0	
0	0			0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	Value Area: 0	0	0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	Value Area: 0 0 deelings: (0) 0 site @(0) deh Gross profit: 0 Absorption: 0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	Value Area: 0 O deelings (0) O deelings (0) O site @(0) dph Gress profit: 0 Absorption: 05 Subsidy at 0 Sustainability at 0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	Value Area: 0 0 deelings; (0) 0 deelings; (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0	0 0% 0% 0% 0 0% 0% 0%

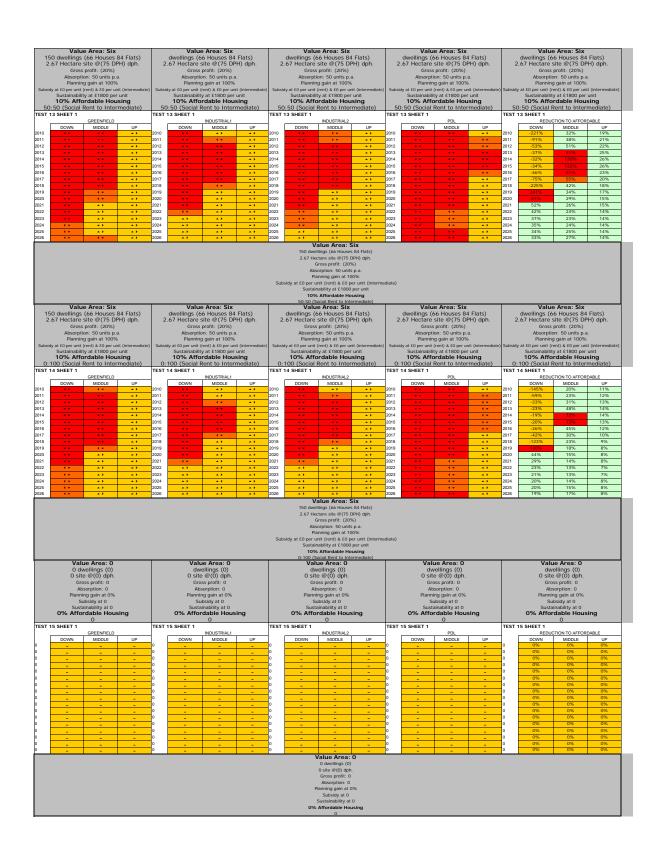
Figure 65 – Sensitivity Testing

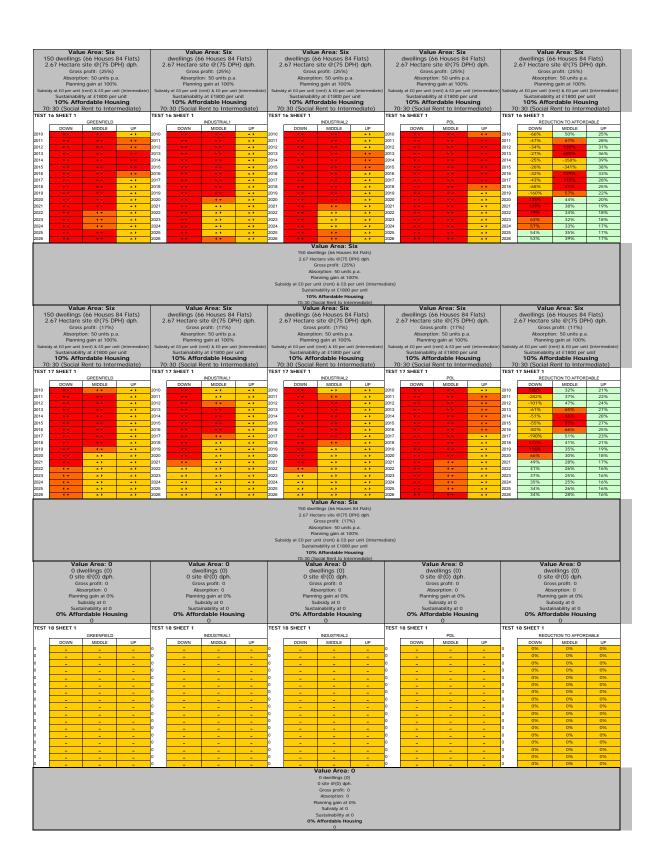
Value Area: Six Value Area: Six 150 dwellings (66 Houses 84 Flats) 2.67 Hectare site @ (75 DPH) dph. Cross profit (20%) Absorption: 50 units p.a. Absorptio	PH) dph. a. iit (intermediate) unit sing	e) Subsid	2.67 Hectare Gros Absorp Planni dy at £0 per unit Sustainabi 10% Aff 0:30 (Social	lity at £1800 pe fordable Hot I Rent to Inte UCTION TO AFFO MIDDLE 37% 44% 59% 94% 153% 156% 95%	84 Flats) PH) dphaa. % it (intermediate) r unit using rmediate) RDABLE UP 22% 24% 26% 29% 31% 30%												
Cross profit: (20%)	it (intermediate unit sing mediate) UP (v (v v v v d d d d d d d d d d	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2021	Gros Absorp Planni sy at E0 per unit Sustainabl 10% Aff 0:30 (Social DOWN 251% -104% -104% -43% -43% -43% -40% -54% -40% -54% -37% -265% 286%	ss profit: (20%) ss profit: (20%) stion: 50 units p ing gain at 100% (rent) & £0 per u ility at £1800 pe fordable Hou I Rent to Inte UCTION TO AFFO MIDDLE 37% 44% 59% 94% 153% 156% 95%	.a. % it (intermediate) or unit using rmediate) RDABLE UP 22% 24% 26% 29% 31% 30%												
Planning gain at 100% Planning gain at 100% Subday at (De per unit (entermediate) Subday at (De per unit (entermediate	it (intermediate unit sing) sing mediate) UP A A A A A A A A A A A A A	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2020 2021 2022	Planni dy at £0 per unit Sustainabi 10% Aff (0:30 (Social 1 SHEET 1 RED DOWN -61% -41% -43% -43% -54% -54% -265% -265%	ing gain at 1005 (rent) & £0 per u Itly at £1800 pe fordable Hoi Rent to Inte UCTION TO AFFO MIDDLE 337% 444% 559% 15396 15396 15396 65%	% init (intermediate) in unit (intermediate) in unit using rrmediate) RDABLE UP 22% 24% 24% 26% 29% 31% 30%												
Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate) 10% Affordable Housing 10%	unit ssing mediate) UP A A A A A A A A A A A A A A A A A A A	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2020 2021 2022	Sustainabi 10% Aff 0:30 (Social 1 SHEET 1 RED DOWN -251% -104% -61% -43% -43% -37% -40% -54% -89% -265% -286%	lity at £1800 pe fordable Hot I Rent to Inte UCTION TO AFFO MIDDLE 37% 44% 59% 94% 153% 156% 95%	runit using rrmediate) RDABLE UP 22% 24% 26% 29% 31% 30%												
70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed	UP (v (v (v (v (v (v (v (v (v (2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	0:30 (Social 1 SHEET 1 DOWN -251% -01% -01% -43% -37% -37% -54% -96% -265% -265%	UCTION TO AFFO MIDDLE 37% 44% 59% 94% 153% 156% 95% 65%	rmediate) RDABLE UP 22% 24% 26% 29% 31% 30%												
NOUSTRIAL NOUSTRIAL NOUSTRIAL PD. NOUSTRIAL PD. DOWN MIDGLE PD. DOWN	(v) (v) (v) (v) (v) (v) (v) (v) (v) (v)	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	RED DOWN -251% -104% -61% -43% -43% -40% -54% -89% -265% 2865%	MIDDLE 37% 44% 59% 94% 153% 156% 95% 65%	UP 22% 24% 26% 29% 31% 30%												
2010	(v) (v) (v) (v) (v) (v) (v) (v) (v) (v)	2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	-251% -104% -61% -43% -37% -40% -54% -89% -265% 286%	37% 44% 59% 94% 153% 156% 95%	22% 24% 26% 29% 31% 30%												
0012	(v vv vv (v (v A) A) A) A) A)	2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022	-61% -43% -37% -40% -54% -89% -265% 286%	59% 94% 153% 156% 95%	26% 29% 31% 30%												
2016	(v (v A) A) A) A) A)	2014 2015 2016 2017 2018 2019 2020 2021 2022	-37% -40% -54% -89% -265% 286%	94% 153% 156% 95% 65%	31% 30%												
2016	(v (v A) A) A) A) A)	2016 2017 2018 2019 2020 2021 2022	-54% -89% -265% 286%	156% 95% 65%													
2018	A) A) A) A) A)	2018 2019 2020 2021 2022	-265% 286%	65%	27%												
200	A) A) A) A)	2020 2021 2022	286%	50%	24% 22%												
2021	A) A)	2022	9576	40% 34%	20% 19%												
2023	A }	2023	62% 49%	30% 28%	18% 17%												
2024		2024	43% 40%	27% 28%	17% 16%												
2025	Value Area: Six 150 Metting (66 Houses 84 Flats) 2.67 Hectare site 0°175 DPH) dph.																
150 dwellings (66 Houses 84 Flats) 2.67 Hectare site @(75 DPH) dph.	150 dwellings (6b Houses 84 Flats) 2 64 Fletzlers (BI/75 DPH) dgh. Gross profit: (20%) Absorption: 50 Junits p.a.																
Subsidy at E0 per unit (rent) & E0 per unit (intermediate) Sustainability at £1800 per unit																	
10% Affordable Housing 70:30 (Social Rent to Intermediate)																	
Value Area: SIX Value Area																	
Gross profit: (20%) Absorption: 30 units p. a. Planning gain at 100% Absorption: 30 units p. a. Planning gain at 100% Absorption: 30 units p. a. Planning gain at 100% Absorption: 30 units p. a. Planning gain at 100% Planning gain at 100% Bushedy at 0 per unit (remt) & 6 to p																	
														70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed	0:30 (Social 2 SHEET 1	Rent to Inte	rmediate)
														GREENFIELD INDUSTRIAL1 INDUSTRIAL2 PDL DOWN MIDDLE UP DOWN MIDDLE UP<	UP	-	RED DOWN
2010	**	2010	-93% -61%	45% 58%	24%												
2012	**	2012 2013	-46% -43%	80% 100%	28% 28%												
2014	(v	2014	-47% -58%	95% 81%	27% 26%												
2016	(v	2016	-96% -351%	61% 47%	23% 21%												
2018	*)	2018	233% 91%	38%	19% 18%												
2020	4)	2020	62% 50%	30% 28%	17% 17%												
2022		2022	44% 40%	28% 28%	16%												
2022																	
2026 (* * * * * * 2026 * * * * * * 2026 * * * * * * * * * * * * * * * * * * *	* >	2026	36%	33%	16%												
150 dwellings (66 Houses 84 Files) 2.0 Filectines (175 DPH) dph. Gross profit: (20%) Absorptino: 30 units p.a. Planning gain at 100% Subsidy at E0 per unit (renn). 8 E0 per unit (intermediate) Subsidy at E0 per unit (intermediate) Subsidy at E1800 per unit 10% Affordable Housing 70.30 (Social Rent to Intermediate) Value Area: Six Value Area: Six Value Area: Six Value Area: Six Value Area: Six Value Area: Six Value Area: Six Value Area: Six			Vali	ue Area: Six													
150 dwellings (66 Houses 84 Flats) 2.67 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subday at 0 per unit (remt) 450 per unit (intermediate) Subday at 0 per unit (remt) 450 per unit (intermediate) Subday at 0 per unit (remt) 450 per unit (intermediate) Subday at 0 per unit (remt) 450 per unit (PH) dph. a. it (intermediate)		50 dwelling: 2.67 Hectare Gros Absorp Planni sy at £0 per unit	s (66 Houses e site @(75 E ss profit: (20%) tion: 70 units p ing gain at 1009 (rent) & £0 per u	84 Flats) PH) dph. .a. .k. nit (intermediate)												
Sustainability at £1800 per unit Sustainability at £1800 per unit 10% Affordable Housing 10	sina	7	10% Aff	lity at £1800 pe fordable Ho I Rent to Inte	using												
TEST 3 SHEET 1 TEST 3 SHEET 1 TEST 3 SHEET 1 TEST 3 SHEET 1 TEST 3 SHEET 1 TEST 3 SHEET 1 POL		TEST	3 SHEET 1	UCTION TO AFFO													
DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP 2011 2011 2011	UP	2010	-628%	MIDDLE 34% 42%	UP 22% 24%												
2011	1 7	2011	-76% -50%	51% 51%	24% 25% 28%												
2014	**	2014	-36% -36%	164%	32% 32%												
2016 • • • • 2016 • • • • 2016 • • • • • 2016 • • • • • 2017 • • • • • 2017 • • • • • • • • • • • • • • • • • • •	(*	2016 2017	-46% -68%	127% 78%	29% 26%												
2018	A)	2018 2019	-137% 4343%	56% 44%	23% 21%												
2220	*)	2020 2021	138% 72%	37% 32%	19% 18%												
2022	A)	2022 2023 2024	53% 45% 41%	29% 27% 27%	17% 17% 16%												
2024	A) A)	2024 2025 2026	41% 40% 39%	27% 28% 30%	16% 16%												
Value Area: Six 150 dwellings (66 Houses 84 Flats)			-														
Job Meetings (son Acids ser variety) 2. of Meetings side (PIS DPN) digh. Gross profits (2076) Absorption, 70 units p.a. Subsidy at 0. of profits profits (intermediate) Subsidy at 0. of profits profits (intermediate) Subsidy at 0. of profits (intermediate) Subsidy At 0. of profits (intermediate) Subsidy At 0. of profits (intermediate) 10% Affordable Housing 7-0.20 (Social to Intermediate)																	





TEST	O dw O site Gro Ab: Plannii Su Susta	ue Area: 0 veilings (0) veilings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous	sing	TEST	dwi O site Gro: Abs Plannir Su Susta	e Area: 0 allings (0) @(0) dph. ss profit: 0 orption: 0 gg gain at 0% osidy at 0 dable Hous 0	sing	TEST	dv O sit Gre Ab Plann Si Sust	ue Area: 0 vellings (0) e @ (0) dph. osss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O site Gro Abs Plannii Su Susta	le Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hou: 0	sing	TEST	dw O site Gro Ab Planni Su Susta O% Affor	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hour 0	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDUE	UP		F	INDUSTRIAL2 MIDDLE) n.) 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	NEDU DOWN UP	TION TO AFFOR MIDDLE ON AFFOR	UPP UPP UPP UPP UPP UPP UPP UPP UPP UPP
Subsit	Sustainability at 60 per unit (cmr) & ED per unit (cmrediate) Sustainability at 60 oper unit 10% Affordable Housing 70.30 (Social Rent to Intermediate) ST 11 SHEET 1 Value Area: Six Value Area: Six Value Area: Six dwellings (66 Houses 84 Flats) 2.67 Hectare site @(75 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Ab																		
TEST	70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermed															TEST	REDU		
2010 2011	GREENFIELD INDUSTRIAL1 INDUSTRIAL2 DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP 2010														UP	2010	-540% -135%	MIDDLE 35% 41%	UP 22% 23%
2012	**	_;;	A)	2012	-:-	**	4)	2012	**	**	A)	2012	• • •	**	1.	2012	-71% -48%	54%	25%
2013 2014 2015	**		A)	2013 2014 2015	**	**	4)	2013	**	**	A)	2013 2014 2015	**	**	**	2013 2014 2015	-48% -42% -44%	117%	28% 30% 29%
2016	**	**	A.):	2016	**	**	A >	2016	**	**	A.)	2016	**	**	4.4	2016	-61%	81%	26%
2018	**	- ;;	A }	2017 2018	- ;;	1.4	4)	2017	**	1.	A)	2017 2018	**	**	A)	2017 2018	-110% -607%	46%	23% 21%
2019 2020	**	(+	A >	2019 2020	**	A >	4)	2019 2020	**	A)	4)	2019 2020	* *	**	A >	2019 2020	184% 81%	38% 32%	20% 18%
2021 2022	**	A)	A)	2021	4.)	* >	4)	2021	4.4	A):	A)	2021 2022	**		A)	2021 2022	56% 45%	29% 27%	17% 17%
2023	**	A)	A):	2023	*)	A)	A)	2023	(*	A)	A)	2023	**	(+	A)	2023	40% 38%	26% 27%	16% 16%
2024 2025 2026	(*	4)	4)	2025	* * *	A)	4)	2024 2025 2026	A)	4)	4)	2024 2025 2026	• • •	**	4)	2024	37% 36%	28% 30%	16% 16%
2	60 dwellings 67 Hectare : Gross Absorptio Planning by at £0 per unit (site @(75 DF profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur	84 Flats) PH) dph. a. 6 nit (intermediate		dwellings (6 .67 Hectare s Gross Absorptio Planning dy at £0 per unit (i	ite @(75 DF profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per un	PH) dph.	2	2.67 He (Abs Pissidy at EO per u Sustai 10% 70:30 (S Valu dwellings (6.67 Hectare Gross Absorpti Plannii dy at EO per unit	inability at £600 a Affordable He ocial Rent to Int e Area: Six 66 Houses 8 site @(75 D i profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u	DPH) dph. %) s p.a. 50% ber unit (intermore per unit obusing ermediate) 4 Flats) PH) dph. a. 6 finit (intermediate)	2	dwellings (6 2.67 Hectare s Gross Absorption Planning dy at £0 per unit (site @(75 DI profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u	PH) dph. a. bit (intermediate		dwellings (6 2.67 Hectare Gross Absorpti Plannin y at £0 per unit (1	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per un	PH) dph.
	Sustainabi 10% Affo	lity at £0 per u rdable Hou	unit using		Sustainabil	ity at £0 per u rdable Hou	^{nit} sing		Sustainab 10% Affo	ility at £0 per i ordable Hou	unit u sing		Sustainabi 10% Affo	lity at £0 per u rdable Hou	_{init} i sing		Sustainabi 10% Affo	lity at £0 per u rdable Hou	nit sing
	:30 (Social F	Rent to Inter	rmediate)		:30 (Social F				0:30 (Social 12 SHEET 1				0:30 (Social F 12 SHEET 1	Rent to Inter	mediate)		0:30 (Social I	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	IID	-	DOWN	INDUSTRIAL1 MIDDLE	IID	-	DOWN	INDUSTRIAL2 MIDDLE	IID	-	DOWN	PDL MIDDLE	JID	-		MIDDLE	DABLE
2010 2011	**	4 +	A)	2010	**	A P	A)	2010	**	A P	• •	2010	••	* *	4.7	2010	-1272% -159%	34% 40%	21% 23%
2012	**	**	A. }	2012	**	**	A >	2012	**	**	A >	2012	* *	**	1 *	2012	-78%	40% 51%	25%
2013 2014	**	**	A >	2013	**	* *	A)	2013	**	**	A)	2013 2014	••	**	• •	2013 2014	-51% -44%	75% 105%	28% 29%
2015	**	**	A)	2015	**	~ ~	A)	2015	••	**	4)	2015	· ·	· ·	1 *	2015	-47% -66%	107%	28%
2017	**	**	A. }	2017	**	**		2017	**	**	A.)	2016 2017	**	**	A.>	2017	-126%	75% 56%	23%
2018 2019	**	4+	A >	2018	**	A >	4)	2018	**	4+	*)	2018 2019	••	**	A >	2018	-1701% 155%	44% 37%	21% 19%
2020	**	(v		2020		A >	.,	2020	**	A)	4)	2020 2021	* *	* *	A)	2020	75% 53%	32% 28%	18% 17%
2022	**	* >	A }	2022	A >	* >	A >	2022	(+	A.>	* >	2022	**	(+		2022	44%	26%	16%
2023 2024	(+	*)	A >	2023	* >	A >	A)	2023	4)	A)	4)	2023 2024	• • •	(+	A >	2023	39% 37%	26% 26%	16% 16%
2025	(*	4)	A)	2025	A)	A):	4)	2025	A):	4)	4)	2025	· ·	**	4)	2025	36% 35%	27%	16%
2020			41	2020			4)		V 150 dwe 2.67 He (Abs Pri sidy at E0 per Sust	alue Area: Ilings (66 House ctare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1	Six s 84 Flats) DPH) dph. %) s p.a. D0% per unit (intermit per unit busing				41	2020	3576	24%	10%

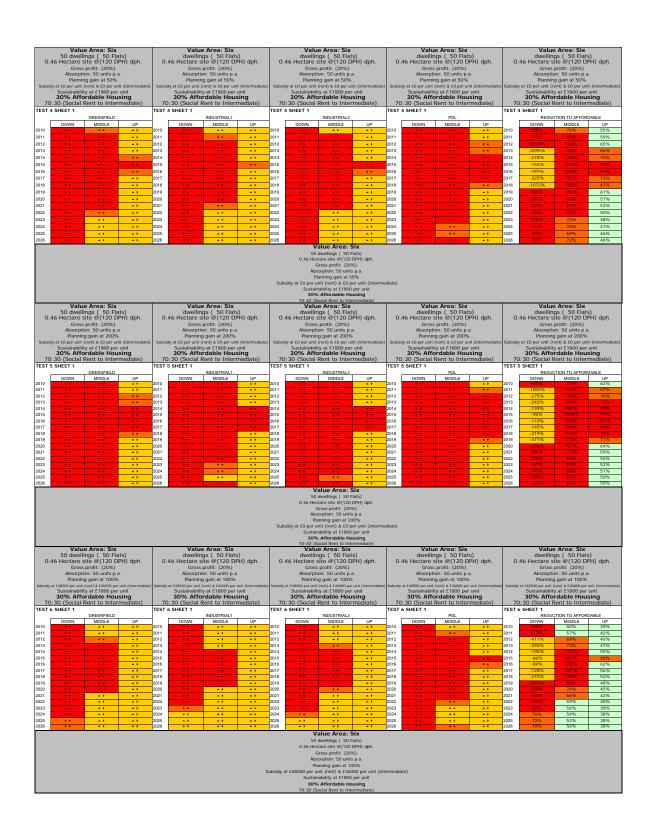




	lue Area: 0				ie Area: 0				ue Area: 0			Valu	ue Area: 0				ie Area: 0	
0 d	lwellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ellings (0)			dw	ellings (0)	
0 si	te @(0) dph.			0 site	@(Ŏ) dph.			0 sit	e @(0) dph.			0 site	e @(0) dph.			0 site	@(Ŏ) dph.	
	ross profit: 0				ss profit: 0				oss profit: 0			Gro	oss profit: 0				ss profit: 0	
	bsorption: 0				sorption: 0				osorption: 0				sorption: 0				sorption: 0	
Planr	ning gain at 0%			Plannir	ng gain at 0%			Plann	ing gain at 0%			Planni	ing gain at 0%			Plannir	ng gain at 0%	
	Subsidy at 0				bsidy at 0				ubsidy at 0				ubsidy at 0				bsidy at 0	
Sus	tainability at 0			Susta	inability at 0			Sust	ainability at 0			Susta	ainability at 0			Susta	inability at 0	
0% Affo	ordable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affor	rdable Hous	sing		0% Affor	dable Hous	sing
ST 19 SHEET 1	GREENFIELD		TEST 1	19 SHEET 1	INDUSTRIAL1		TEST	19 SHEET 1	INDUSTRIAL2		TEST	19 SHEET 1	PDL		TEST	19 SHEET 1	CTION TO AFFOR	DADI F
DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP	-	DOWN	MIDDLE	UP
DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	O%	O%	0%
			0				0				0				-0	0%	0%	0%
	-		0			-	0		-		0		-	-	0	0%	0%	0%
_	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-		0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
_	-		0	-	-	-	0	_	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	-		0	-	-	-	0	-	-	-	0	-	-	_	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-		U	-	-	-	0	-	-	-	-U	-	-	-	U	0%	0%	0%
_	-		0	-	-	-	0	-	-	-	-U	-	-	-	0	0%	0%	0%
			0				0					-			0	0%	0%	0%
			0	-	-		0					-	-		0	0%	0%	0%
_			0				0				0				ő	0%	0%	0%
_			o o				0				ó				ō	0%	0%	0%
								1	Value Area:									
									0 dwellings (0))								
									0 site @(0) dph									
									Gross profit: 0									
									Absorption: 0									
								F	Planning gain at	0%								
									Subsidy at 0									
									Sustainability at									
								0%	Affordable Ho	using								
Va	lue Area: 0			Valu	ie Area: 0				ue Area: 0									
												Valu	ue Area: 0			Valu	ie Area: 0	
0 d	lwellings (0)			dw	ellings (0)			dv	vellings (0)			dw	ue Area: 0 /ellings (0)			dw	ellings (0)	
0 d 0 si	lwellings (0) te @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 d 0 si Gi	lwellings (0) te @(0) dph. ross profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0			dv 0 sit Gr	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gre	vellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
Od Osi Gi A	te @(0) dph. ross profit: 0 bsorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) ie @(0) dph. oss profit: 0 osorption: 0			dw O site Gro Ab	vellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O d O si Gi A Planr	lwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 hing gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) ie @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O site Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0%			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	
O d O si Gi A Planr S	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 hing gain at 0% Subsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0			dv O sit Gr At Plann S	vellings (0) te @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro Ab Planni Su	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0			dw 0 site Gro Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
O d O si Gi A Planr S Sus	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ning gain at 0% Subsidy at 0 tainability at 0	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 elnability at 0	ing		dv O sit Gr At Plann S Sust	vellings (0) te @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 ainability at 0	sina		dw O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% ubsidy at 0 einability at 0	sina		dw O site Gro Abs Plannir Su Susta	ellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 dinability at 0	≈ing
O d O si Gi A Planr S Sus	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 bing gain at 0% Subsidy at 0 tainability at 0 ordable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elnability at 0 erdable House	iing		dv O sit Gr At Plann S Sust	vellings (0) te @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0	sing		dw O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. ess profit: 0 esorption: 0 ing gain at 0% absidy at 0 elinability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	sing
O d O si Gi A Planr S Sus	dwellings (0) te @(0) dph. rose profit: 0 bssorption: 0 hing gain at 0% Subsidy at 0 tainability at 0 prdable Hous 0	sing	TEST 2	dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	ilng	TEST	dv O sit Gr At Plann S Sust	vellings (0) te @(0) dph. toss profit: 0 tosorption: 0 ting gain at 0% tubsidy at 0 tinability at 0 tindable Hou 0	sing	TEST	dw O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou: 0	sing	TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	
O d O si Gi A Plann S Sus O% Affo	dwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ning gain at 0% Subsidy at 0 tainability at 0 ordable Hous 0 GREENFIELD		TEST 2	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0		TEST	dv 0 sit Gn At Plann S Sust 0% Affo	vellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0		TEST	dw O site Gro Ab Planni Su Suste O% Affor	vellings (0) e @(0) dph. osorption: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0		TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0	RDABLE
0 d 0 si Gi A Planr S Sus O% Affo	dwellings (0) te @(0) dph. rose profit: 0 bssorption: 0 hing gain at 0% Subsidy at 0 tainability at 0 prdable Hous 0	sing UP -	TEST 2	dw O site Gro Abs Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous 0	ing UP	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) te @(0) dph. toss profit: 0 tosorption: 0 ting gain at 0% tubsidy at 0 tinability at 0 tindable Hou 0	sing UP	TEST:	dw O site Gro Ab Planni Su Susta O% Affor	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou: 0	sing UP	TEST	dw 0 site Gro Ab: Plannir Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0%
0 d 0 si Gr A Plann S Sus O'% Affe ST 20 SHEET 1 DOWN -	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ining gain at 0% subsidy at 0 talinability at 0 ordable Hous 0 GREENFIELD MIDDLE		TEST 2	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE		0	dv 0 sit Gn At Plann S Sust 0% Affo	vellings (0) ie @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0	UP -	TEST:	dw. O sitt Gre Ab Planni St Susta O% Affoi 20 SHEET 1 DOWN -	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -		TEST	dw O site Gro Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	RDABLE UP 0%
O d O si Gi Gi A Plann Sus O% Affe ST 20 SHEET 1	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 bsorption: 0 subsidy at 0 tainability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP _	0 0 0	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ellings (0) @(0) dph. @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% insidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0	dv 0 sit Gr At Plann S Sust 0% Affo	vellings (0) te @(0) dph. soss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE —	UP -	0 0 0	dw 0 sitt Gree Ab Planni St Susta 0% Affoi	vellings (0) e @(0) dph. soss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O site Gro Abb Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0% 0% 0%
O d O si G G A Plann S Sus O% Affc ST 20 SHEET 1	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ining gain at 0% subsidy at 0 talinability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP - -	TEST 2	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	dw O sit in the control of the contr	wellings (0) e @(0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0	dw. O sitt Gre Ab Planni St Susta O% Affoi 20 SHEET 1 DOWN -	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP -	TEST	dw O site Gro Ab: Plannin Su Sustata O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) ge (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O d O si G G A Plann S Sus O% Affc ST 20 SHEET 1	Iwellings (0) te @(0) dph. ross profit: 0 bsorption: 0 ining gain at 0% subsidy at 0 talinability at 0 ordable Hous 0 GREENFIELD MIDDLE	UP - -	0 0 0 0	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	dw O sit in the control of the contr	wellings (0) e @(0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitt Gre Ab Planni St Susta O% Affoi 20 SHEET 1 DOWN -	vellings (0) e @ (0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP -	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannit Su Susta O% Affor 20 SHEET 1 DOWN O% O% O% O% O%	ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 cridable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O d O si Gr A Plann S S S S S S S S S S S S S S S S S S	Iwellings (0) te @(0) dph. te @(0) dph. to good ph. to bsorption: 0 bsorption: 0 bsorption: 0 bsorption: 0 to bsorption: 0 to bsorption: 0 to bsorption: 0 to bsorption: 0 to bsorption: 0 GREENFIELD GREENFIELD GREENFIELD	UP	0 0 0 0	dw O site Gro Ab: Plannir Su Susta O% Affor	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	wellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sitch Gre Ab Planni St. Susta O% Affor	vellings (0) ee @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Site	ellings (0) ellings (0) ellings (0) ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 redable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0%
O d O si G A Plant S S S S S S S S O O Affc	Invellings (0) A point of the months of the	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 inabil	UP	0 0 0 0 0 0 0 0	dv O sith of the control of the cont	wellings (0) ete @ (0) dph. soss profit: 0 sosorption: 0 ing gain at 0% subsidy at 0 alnability at 0 orrdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sith Gre Ab Planni St Susta O% Affor 20 SHEET 1 DOWN	vellings (0) eellings (0) es @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 sinability at 0 rdable Hou: 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absir Gro Absir Plannin Sus Sus O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	ellings (0) ellings (0) ss profit: 0 sorption: 0 gain at 0% dbsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	RDABLE UP 0% 0% 0% 0% 0% 0% 0% 0%
O d O si G A Plant S S S S S S S S O O Affc	Invellings (0) A point of the months of the	UP	0 0 0 0 0 0	dw O site Gro Ab: Plannin Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 inabil	UP	0 0 0 0 0 0 0 0 0 0	dv O sith of the control of the cont	wellings (0) ete @ (0) dph. soss profit: 0 sosorption: 0 ing gain at 0% subsidy at 0 alnability at 0 orrdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sith Gre Ab Plannin Si Susta O% Affor 20 SHEET 1 DOWN	vellings (0) eellings (0) es @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 sinability at 0 rdable Hou: 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Site	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 rdable Hous: 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O d O si Gi A Plant S S S S S S S S S S S S S S S S S S S	Iwellings (0) to @(0) dph. ross profit: 0 bsorption: 0 characteristics GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of State o	ellings (0) = @ (0) dph, ss profit: 0 scrption: 0 scrption: 0 gain at 0% biskly at 0 inability at 0 (dable Hous 0)	UP	0 0 0 0 0 0 0 0	dv O sit Or Sit	vellings (0) vellings (0) oss profit: 0 ossorption: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dw. O sitt Gre Ab Planni St St O% Affor 20 SHEET 1 DOWN	vellings (0) ee @(0) dph. sss profit: 0 son profit: 0 son pain at 0% ubsidy at 0 sinability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Absile Gro Absile Gro Absile Gro Absile Gro Affor Su Su Su Su Su Su Su Su Su Su Su Su Su	ellings (0) a @ (0) dph. ss profit: 0 sorption: 0 sprofit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 do (0) dbh shotsly at 0 linability at 0 do (0) dbh shotsly at 0 dbh	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si O si O si O si O si O si O si O si	Iwwellings (0) dph. ross profit: 0 bsorption: 0 rolling gain at 0% subsidy at 0 tainability at 0 ordable House 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	dw O site Groot Abs Sussisted Abs Sussisted O% Affor Down	ellings (0) se großt ob se großt ob se großt ob se großt ob sorption: 0 ng gain at 056 bisdly at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O siti Grand At Plann S S Sustain S S Sustain S S Sustain S S Sustain S S S S S S S S S S S S S S S S S S S	vellings (0) e @ (0) dph. oss profit: 0 esospition: 0 esos	UP	TEST :	dW O sitting Grc Abb Planning St St State O'M Affol O'M	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ang gain at 0% ubsidy at 0 aniability at 0 ordable Houn O PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abb Plannie Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O% O% O% O% O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% biskly at 0 iniability at 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable House 0 ordable	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si Si G A Plant Plant Sus O'S Affe ST 20 SHEET 1 DOWN	Iwwellings (0) to each of the work of the	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of State o	ellings (0) = @ (0) dph, ss profit: 0 scrption: 0 scrption: 0 gain at 0% biskly at 0 inability at 0 (dable Hous 0)	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit	vellings (0) vellings (0) oss profit: 0 ossorption: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dW O sitting of the control of the c	vellings (0) e @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 eng gain at 0% dosidy at 0 aniability at 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 slitch state of the state	ellings (0) = @(0) dph, ss profit: 0 scrption: 0 scrption: 0 sp gain at 0% biskly at 0 inability at 0 (dable Hous 0) = TON TO AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O d O si O si GG A Plant Plant Down	Iwellings (0) to the (0) to (0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in Control of the Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O siti	vellings (0) e @ (0) dph. ss profit: 0 ssprofit: 0 ssprofit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 insupported by ainability at 0 insupp	UP	TEST:	dW O slitch and of the control of th	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 on gain at 0% ubsidy at 0 anability at 0 redable Hour 0 PDL MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slitch of the control of the co	ellings (D) e 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorption: 0 nd dable Hous 0 ellipse (D) ellips	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plann Plann S Sus O% Affe DOWN	Iwwellings (0) to each of the work of the	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Groot Abs Sussisted Abs Sussisted O% Affor Down	ellings (0) se großt ob se großt ob se großt ob se großt ob sorption: 0 ng gain at 056 bisdly at 0 inability at	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit	vellings (0) e @ (0) dph. oss profit: 0 esospition: 0 esos	UP	TEST:	dW O sitting Control of the Control	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% ng gai	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 slite to 1 slite	ellings (0) = @(0) dph. ss profit: 0 scrption: 0 gain at 0% boskly at 0 insability at 0 dable Hous 0 (0) = 0.5 most of 0 (0) =	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O d O si O si GG A Plant Plant Down	Iwellings (0) to the (0) to (0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site in Control of the Control	ellings (0) © @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% beddy at 0 ng gain at 0% beddy at 0 ninability at 0 dable House 0 INDUSTRIAL1 MIDOLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O siti	vellings (0) e @ (0) dph. ss profit: 0 ssprofit: 0 ssprofit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 insupported by ainability at 0 insupp	UP	TEST :	dW O slitch and of the control of th	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 on gain at 0% ubsidy at 0 anability at 0 redable Hour 0 PDL MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	CW O Site of Control o	ellings (D) = 2 @ (O) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability at 0 ninability ninabilit	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plann Plann S Sus O% Affe DOWN	Iwellings (0) to the (0) of the (UP		dw 0 slite Groen Care Care Care Care Care Care Care Care	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist Grand Control of the Contr	vellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 oss profit: 0 oss profit: 0 of ling gain at 0% ubsidy at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dW O sitting Control of the Control	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% dsidy at 0 ng gain at 0% ng gai	UP		dw O site of the control of the cont	ellings (0) so good plants (0) s	POABLE UP 096 096 096 096 096 096 096 096 096 096
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist of Control o	vellings (0) e @ (0) dph. oss profit: 0 oss profit: 0 oss profit: 0 oss profit: 0 of ling gain at 0% ubsidy at 0 ordable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control Cont	vellings (0) .e @ (0) of the control	UP	TEST:	dW O slitch and the s	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		dw O site of the control of the cont	ellings (0) so good plants (0) s	POABLE UP 096 096 096 096 096 096 096 096 096 096
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control Cont	vellings (0) • e @(0) dph. sss profit: 0 ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 inguin at 0% ing	UP	TEST :	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control Cont	vellings (0) .e @ (0) diplomation (1) .e @ (0) diplomation (1) .e @ (0) diplomation (1) .e @ (0) .e @	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control Cont	vellings (0) • e @(0) dph. sss profit: 0 ing gain at 0% ubsidy at 0 ainability at 0 ainability at 0 inguin at 0% ing	UP	TEST :	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At I Plann S Sust Sust O' Marie DOWN	vellings (0) ee @(0) dph. ossprotti: 0 eo @(0) dph. ossprotti: 0 eo @(0) dph. ossprotti: 0 eo graphic ee @(0) dph. ossprotti: 0 eo graphic ee @(0) dph. ossprotti: 0 eo graphic ee @(0) ee @(0	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At I Plann S Sust Sust O' Marie DOWN	vellings (0) is e @ (0) dipl. ss profit: 0 sospridit: 0	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grant	vellings (0) ee @(0) dph cossprints (0) ee @(0) dph cossprints (0) experience (0) en de de de de de de de de de de de de de	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant S Sus Sus S O 96 AffC DOWN	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At In Plann Sit is Gr O% Affor Sit i	vellings (0) to e @(0) dph. ossprofit: 0 to sosprofit: 0 to redable Hou or	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O d O si si G G A Plant Plant Sus Sus Sus Sus Sus Sus Sus Sus Sus Sus	Invellings (0) to the (0) of the	UP		dw O site of the control of the cont	ellings (0) e @(0) dph. ss profit: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 soorption: 0 dg gain at 0% baidy at 0 inability at 0 i	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At In Plann Sit is Gr O% Affor Sit i	vellings (0) ee @(0) dph cossprints (0) ee @(0) dph cossprints (0) experience (0) en de de de de de de de de de de de de de	UP	TEST:	dW. O slith of the control of the co	vellings (0) e e @(0) dph. sss profit: 0 e og (0) tph. sss	UP		O Site Control of Cont	ellings (0) so grey of the control o	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%

Figure 66 – Sensitivity Testing

rigure oo – Serisi	LIVI	ty resting												
Value Area: Six 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph.	0.	Value Area: Six 50 dwellings (50 Flats) 46 Hectare site @(120 DPH) dph.	0	50 dwel	ie Area: Six lings (50 Fla site @(120 D		0		e Area: Six ings (50 Fl iite @(120 E	ats)	0	50 dwel	ie Area: Six lings (50 Flat site @(120 DF	
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorpt Plannir	s profit: (20%) ion: 50 units p.a ng gain at 100%			Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	6		Absorpt Plannir	profit: (20%) ion: 50 units p.a. ig gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsi	dy at £0 per unit (rent) & £0 per unit (intermed Sustainability at £1800 per unit 30% Affordable Housing	iate) Subsi	Sustainabili	(rent) & £0 per un ity at £1800 per ordable Hou	unit	Subsic		rent) & E0 per u ty at £1800 pe ordable Hou	r unit	e) Subsid	Sustainabil	rent) & £0 per unit ty at £1800 per u ordable Hous	unit
70: 30 (Social Rent to Intermediate) TEST 1 SHEET 1		0:30 (Social Rent to Intermediate)			Rent to Inter			:30 (Social I					Rent to Intern	
GREENFIELD DOWN MIDDLE UP	IESI	INDUSTRIAL1 DOWN MIDDLE UP	IESI	DOWN	INDUSTRIAL2 MIDDLE	UP	IESI	DOWN	PDL MIDDLE	UP	IESI		ICTION TO AFFORE	ABLE UP
2010 VV VV A	2010	DOWN MIDDLE OF	2010	DOWN	MIDDLE	A)	2010 2011	DOWN	MIDDLE	A)	2010	320% 843%	81% 92%	57% 61%
2012	2012	VV VV A)	2012		**	A)	2012	**	**	1+	2012	-831% -591%	114%	68%
2014	2014	** ** ** ** ** ** **	2014	**	**	4.)	2014	**	**	**	2014	-209% -128%	186%	79%
2016	2015 2016	** ** (*	2015 2016	**	**	**	2015 2016	**	**	**	2015 2016	-128% -156%	393% 313%	94% 86%
2017	2017 2018	VV VV A)	2017 2018	* *	* *	* >	2017 2018	**	* *	(*	2017 2018	-230% -467%	222% 165%	78% 71%
2019	2019 2020	VV VV A)	2019 2020	**	**	* *	2019 2020	**	* *	A >	2019 2020	5977% 420%	131% 109%	64% 59%
2021	2021 2022	VV VV A)	2021	* *	(v	* >	2021 2022	**	* *	A)	2021	221% 154%	94% 83%	55% 51%
2023	2023 2024	YY A) A)	2023 2024	**	A)	A }	2023 2024	* *	* *	A)	2023 2024	123% 111%	77% 75%	49% 48%
2025	2025 2026	VV A) A)	2025 2026	**	A)	A)	2025 2026	**	**	A)	2025 2026	104% 102%	73% 77%	47% 47%
			Sul	0.46 Her Ab: Pl bsidy at E0 per u Sustai 309 70:30 (S	dwellings (50 F ctare site @(120 I Gross profit: (209 sorption: 50 units anning gain at 10 unit (rent) & E0 p nability at £1800 6 Affordable Ho Social Rent to Inte	OPH) dph. 6) p.a. 0% er unit (interme per unit	ediate)							
Value Area: SIX 50 dwellings (50 Hats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning agin at 100%	0.	Value Area: SIX 50 dwellings (50 Hats) 46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100%	0	50 dwell .46 Hectare Gross Absorpt	Ie Area: SIX lings (50 Fla site @(120 D s profit: (20%) ilon: 30 units p.a ng gain at 100%	PH) dph.	0.4	50 dwelli 46 Hectare s Gross Absorpti	e Area: SIX ings (50 Flatte @(120 E profit: (20%) on: 30 units p. g gain at 100%	PH) dph.	0	50 dwel .46 Hectare Gross Absorpt	le Area: SIX lings (50 Flat site @(120 DF profit: (20%) lon: 30 units p.a. ig gain at 100%	H) dph.
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing) Subsi		iate) Subsi	idy at £0 per unit Sustainabili	(rent) & £0 per un ity at £1800 per ordable Hou	it (intermediate) unit	Subsic	dy at £0 per unit i Sustainabilit		nit (intermediat r unit	e) Subsid	y at £0 per unit (Sustainabili	rent) & £0 per unit ty at £1800 per o ordable Hous	unit
70:30 (Social Rent to Intermediate)		2: SHEET 1		0: 30 (Social 2 SHEET 1	Rent to Inter	mediate)		: 30 (Social I			70	0:30 (Social 2 SHEET 1	Rent to Intern	nediate)
GREENFIELD DOWN MIDDLE UP	1231	INDUSTRIAL1 DOWN MIDDLE UP	1231	DOWN	INDUSTRIAL2 MIDDLE	UP	1231	DOWN	PDL MIDDLE	UP	1231		MIDDLE	ABLE UP
2010 VV VV A)	2010 2011	DOWN MIDDLE OF	2010	DOWN	MIDDLE	A)	2010 2011	DOWN	MIDDLE	4.7	2010	406%	84% 000/	58% 64%
2012	2012	** ** ** **	2012	**	**	A)	2012	**	**	(*	2012	-664%	118%	69%
	2014	** ** (*	2014	**	**	(*	2014	**	**	**	2014	-166%	232%	84%
2014	2015 2016	** ** ** ** ** ** **	2015 2016	**	**	(+	2015 2016	**	**	**	2015 2016	-137% -172%	353% 277% 199%	90% 83%
2017	2017 2018	** ** ** **	2017 2018	* *	**	* >	2017 2018	**	* *	(+	2017	-272% -704%	199% 151%	75% 68%
2019	2019 2020	VV VV A)	2019 2020	• •	* *	A }	2019 2020	**	* *	A }	2019 2020	1121% 323%	123% 103%	62% 57%
2021 VV A D	2021 2022	VV VV A)	2021	**	1.4	* >	2021 2022	**	**	A >	2021	194% 141%	90% 80%	53% 50%
2023	2023 2024	YY A) A)	2023 2024	**	A)	* >	2023 2024	**	**	A)	2023 2024	119% 108%	76% 73%	49% 48%
2025	2025 2026	** A) A)	2025 2026	* *	A)	* >	2025 2026	**	* *	A >	2025 2026	103% 101%	74% 78%	47% 47%
Value Area: Six 50 dwellinos (50 Flats)		Value Area: Six 50 dwellings (50 Flats)		0.46 Her Ab: Pl bsidy at E0 per u Sustai 309 70:30 (S	dwellings (50 F ctare site @(120 i Gross profit: (20% sorption: 30 units anning gain at 10 unit (rent) & E0 p nability at £1800 6 Affordable Ho Social Rent to Inte Ie Area: Six lings (50 Fla	DPH) dph. 6) p.a. 0% er unit (interme per unit using rmediate)		Valu 50 dwelli	e Area: Six ngs (50 Fi	ats)		Val u 50 dwel	e Area: Six ings (50 Flat	s)
50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (ent) & £0 per unit (intermediate) Sustainability at £1800 per unit		50 dwellings (50 Flats) 46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% dy at £0 per unit (intermed Sustainability at £1800 per unit		Gross Absorpt Plannir idy at £0 per unit Sustainabili	lings (50 Fla site @(120 D s profit: (20%) don: 70 units p.a ng gain at 100% (rent) & £0 per unity at £1800 per	it (intermediate) unit		Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe	a. 6 nit (intermediat r unit		Gros: Absorpt Plannir y at £0 per unit i Sustainabili	ings (50 Flat site @(120 DF sprofit: (20%) ion: 70 units p.a. ig gain at 100% rent) & £0 per unit ty at £1800 per u	(intermediate)
30% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		30% Affordable Housing 0:30 (Social Rent to Intermediate) 3 SHEET 1	70 TEST	30% Affe 0:30 (Social 3 SHEET 1	ordable Hou Rent to Inter	mediate)		30% Affo : 30 (Social I 3 SHEET 1		rmediate)		0:30 (Social 3 SHEET 1	Rent to Intern	nediate)
GREENFIELD DOWN MIDDLE UP		INDUSTRIAL1 DOWN MIDDLE UP		DOWN	INDUSTRIAL2 MIDDLE	UP	004-	DOWN	PDL MIDDLE	UP	05:-		MIDDLE	
2010 2011 2012	2010 2011 2012	**	2010 2011 2012	• • •	**	A) A)	2010 2011 2012	**	**	A)	2010 2011 2012	326% 649% -774%	90% 115%	57% 61%
2012	2012	VV VV A)	2013		**	A)	2012 2013 2014	**	**	1.	2012	-519% -237%	125% 17,1%	70% 78%
2015	2015 2016	** ** **	2015 2016	• •	**	**	2015 2016	**	**	**	2015 2016	-120% -144%	452% 361%	97% 90%
2017	2017 2018	**	2017 2018	• •	**	A)	2017 2018	**	**	**	2017 2018	-203% -366%	247% 180%	81% 73%
2019	2019 2020	VV VV A)	2019 2020	• •	**	A } A }	2019 2020	**	**	A)	2019 2020	-2264% 561%	139% 115%	66% 61%
2021	2021	**	2021		* *	A }	2021	**	**	A }	2021	252% 169%	98% 86%	56% 53%
2023 (V A) 2024 (V A) 2025 (V A)	2023 2024 2025	** A) A)	2023 2024 2025	- ; ;	A)	A } A }	2023 2024 2025	- ;;	- ;;	A) A)	2023 2024 2025	128% 115%	78% 76%	50% 49% 48%
2025	2025 2026	V	2025	-::	alue Area: S	*)	2025 2026	- ;;	- ;;	4)	2025	103%	76%	48%
			Sut	50 0.46 Her Ab: PI bsidy at E0 per u Sustai 30%	dwellings (50 F ctare site @(120 I Gross profit: (20% sorption: 70 units anning gain at 10 unit (rent) & E0 p nability at E1800 6 Affordable Ho Social Rent to Inte	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit	ediate)							



0.46 Hect		50 Fla (120 DF (20%) units p.a at 100%	PH) dph. I. unit (intermediat		dwellir 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	PH) dph. a. r unit (intermedia		dwellin 46 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Six ngs (50 Fla site @(120 E profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £22000 pe	ts) DPH) dph. a. 6 r unit (intermediate		dwellir 46 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 po	ts) DPH) dph. .a. 6 ir unit (intermedia		dwellin 1.46 Hectare s Gross Absorpti Plannin y at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	PH) dph.
30%	Affordabl	le Hous	sing	70	30% Affo	y at £1800 per	ısing	7/	30% Aff	ty at £1800 pe	ısing	7.0	30% Affo	y at £1800 pe	using	7.	30% Affo	ty at £1800 per ordable Hou	sing
TEST 7 SHEET			mediate)): 30 (Social 7 SHEET 1		mediate)		7 SHEET 1	Rent to Inte	rmediate)		30 (Social 7 SHEET 1		rmediate)	TEST	0:30 (Social 7 SHEET 1		
DOW		DDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	· ·	· ·	*)	2010	•••	A)	A)	2010	**	A)	A P	2010 2011	**	4.4	A)	2010	227% 597%	63% 72%	47% 50%
2012			A)	2012	**	**	A)	2012	**	**	A):	2012 2013	**	**	A)	2012	-589% -419%	87% 93%	56% 56%
2014			*)	2014	•••		* >	2014	* *	**	A P	2014	**	Ü	(*	2014	-149%	143%	65%
2015	• •		1+	2015 2016	**	**	A >	2015 2016	**	**	4.7	2015 2016	**	**	**	2015	-92% -115%	306% 246%	77% 72%
2017			4)	2017 2018	**	**	A)	2017 2018	**	**	A F	2017 2018	**	**	(v	2017 2018	-171%	175%	65% 60%
2019		÷	A)	2019	· ·	**	A)	2019	* *		A >	2019	**	**	A >	2019	4600%	105%	55%
2020			*)	2020 2021	**	A)	4)	2020	**	1.	A)	2020 2021		**	A)	2020	174%	78%	51% 48%
2022		· ·	4)	2022	••	A)	A)	2022	**	A >	A >	2022 2023	**	* * (*	A)	2022	123% 99%	70% 65%	45% 43%
2024	· .	. >	* >	2024	••	A)	* >	2024	* *	A)	A >	2024	**	4.4	A >	2024	90%	63%	42%
2025 2026		.)	*)	2025 2026	(*	4)	A)	2025 2026	**	alue Area:	A)	2025 2026	* *	(*	A)	2025 2026	85% 83%	62% 64%	42% 42%
0.46 Heci 0.46 Heci Ab P Subsidy at £36000 Susta 30%	Value Are dwellings (ctare site @ Gross profit: bsorption: 50 Planning gain a per unit (rent) & 6 alinability at £1 6 Affordation locial Rent t	50 Fla (120 Df (20%) units p.a at 100% E24000 per 1800 per le Hous	PH) dph. unit (intermediat unit sing	e) Subsidy	dwellir 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per prdable Hou	ss) PH) dph. a. runit (intermedia runit	O.	at £25000 per u Sustai 30% 70:30 (\$ Valu dwellin 46 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 30% Affr	anning gain at 1 nining	000 per unit (ini per unit ousing ousing oursing oursing oursing oursing oursing oursing oursil ours	O.	Valu dwellin 46 Hectare s Gross Absorpti Plannin at £36000 per unit Sustalnabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	ts) DPH) dph. a. 6 r unit (intermedia r unit	nte) Subsid	dwellin .46 Hectare s Gross Absorpti Plannin y at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	PH) dph. unit (intermediate unit sing
TEST 8 SHEET	T 1	NFIELD	illediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1	PDL	illediate)	TEST	8 SHEET 1	CTION TO AFFOR	
2010 DOW		DDLE	UP	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 57%	UP 43%
2011	· · ·	. ,	*)	2011		4)	* >	2011	**	4)	A >	2011		**	A)	2011	513%	64%	46%
2012	· ·		*)	2012	•••		*)	2012	**	**	A P	2012 2013	**	**	A)	2012	-506% -359%	79% 84%	51% 52%
2014	• •		4.7	2014	**	**	A)	2014	**	**	A)	2014 2015	**	**	(*	2014	-128% -80%	129% 276%	60%
2016		. •	* >	2016	• •	* *	A >	2016	* *	* *	A.)	2016	* *	~ ~	(v	2016	-100%	223%	67%
2017	• •		*)	2017 2018	• • •	**	A }	2017 2018	• •	**	A P	2017 2018	**	**	(v	2017 2018	-151% -314%	159% 120%	61% 56%
2019	•		*)	2019	**	1.4	A)	2019	**	**	A)	2019 2020	**	**	A)	2019	4125% 295%	96% 82%	52% 48%
2021) w	4)	2021	**	A)	A)	2021	**	A)	A)	2021 2022	• •	4.4	A)	2021	158% 112%	72% 65%	45% 43%
2023		. >	A >	2023	**		A >	2023	~ ~	A.)	* >	2023		4.4	A)	2023	91%	60%	41%
2024 2025 2026		.)	* >	2024 2025 2026	(v	A) A)	A) A)	2024 2025 2026	(v	A)	A)	2024 2025 2026	**	(v	A)	2024 2025 2026	84% 79%	59% 58% 60%	41% 40% 40%
	Value Arc 0 dwelling 0 site @(0) Gross prof Absorption Planning gain Subsidy &	gs (0)) dph. fit: 0 n: 0 n at 0%			dw O site Gro Ab Planni	Je Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0		Subsidy	0.46 Her Ab: Pl at £36000 per u Sustai 309 70:30 (S Val dv O Sit Gr Al	dwellings (50 tates @ (120 corporate of 120 corporate of	DPH) dph. %) s p.a. 00% 000 per unit (in) per unit	termedia	Vali dw O siti Gro Ab Planni	Je Area: 0 ellings (0) ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Ab Planni	ue Area: 0 vellings (0) e @(0) dph osss profit: 0 very time to the control of the	
0%	Sustainabilit Affordable	y at 0	ing		Susta	inability at 0 rdable Hou:	eina		Sust	ubsidy at 0 ainability at 0 rdable Hou	eina		Susta	insidy at 0 inability at 0 rdable Hou	eina		Susta	absidy at 0 alnability at 0 rdable Hous	ing
TEST 9 SHEET	0	e nous	ilig	TEST	9 SHEET 1	0	siriy	TEST	9 SHEET 1	0	sing	TEST	9 SHEET 1	0	sing	TEST	9 SHEET 1	0	iiig
DOW	GREE	NFIELD	UP	- 11231	DOWN	INDUSTRIAL1 MIDDLE	UP	1631	DOWN	INDUSTRIAL2 MIDDLE	UP	1631	DOWN	PDL MIDDLE	UP	IESI		CTION TO AFFOR MIDDLE	DABLE
0 -		- - - -		0 0 0	- - - -	-		0 0 0		-	-	0 0 0 0	-	-		0 0 0	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%
0 -		-		0 0 0 0	-	-	-	0 0 0	-	-	-	0 0 0	-		-	0	0% 0% 0% 0%	0% 0% 0%	0% 0% 0% 0%
0 -		- - -		0	-	-	-	0 0	-	-	-	0	-	-	-	0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0 -			-	0				0				0				0	0%	0%	0%
									ı	Value Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross prift: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% After dable Housing 0 TEST 10 SHEET 1 CREENFELD DOWN MIDDLE UP 0	Value Area: 0	Value Area: 0	Value Area: 0 chwellings (0) 0 site @(0) dph. Gross profit: 0 Assorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 7EST 10 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0											
Value Area: Six 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit (20%) Absorption: 50 units p.a. Planning gain at 100% Subolidy at Dore unit (redf) & E0 per unit 30% Affordable Housing	Planning gain at 0%, Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at 0 Sustainy at Sustain Sustain Sustain Sustain Sustain Sustain Sustain Sustain at Sustai														
TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP 2010 2011	TEST 1 SHEET 1 DOWN MIDDLE UP TOTAL 1 SHEET 1 TOTAL 1 SHEET 1 DOWN MIDDLE UP TOTAL 1 SHEET 1	7EST 11 SHEET 1 DOWN MINDOLE UP 2010 2011 2012 2012 2013 2014 2015 2015 2016 2017 2017 2018 2019 2019 2019 2020 2021 2021 2022 2021 2022 2024 2025 2025 2026 2026 2027 2027 2028 2029 2029 2020 20	TEST 11 SHEET 1 PDL DOWN MIDDLE UP 2010 2011 2011 2011 2012 2012 2013 2014 2014 2015 2015 2015 2017 2017 2017 2017 2017 2017 2017 2017	TEST 11 SHEET 1											
Value Area: Six 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Ab	Value Area: Six Value														
2019	TEST 12 SHEET 1 DOWN MIDDLE UP 1010	2011	2013	TEST 12 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 242% 76% 55% 1622% 66% 55% 1622% 66% 55% 1622% 66% 66% 1622% 66% 1622% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 66% 1622% 131% 62% 1622% 131% 1622% 132% 1622% 131% 162											
2026	A) A)		A)	2026 94% 73% 46%											

Subsi	Value Area: Six 50 dwellings (50 Flats) d.46 Hectare site @(120 DPH) d Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% dys at 60 per unit (rem!) & 60 per unit (rem!) & 60 per unit (30% Affordable Housing 50 50 (Social Rent to Intermedia	rmediate) Sub	dwellin 1.46 Hectare s Gross Absorptic Plannin sidy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	a. hit (intermediat unit	e) Subsi	dwellir 46 Hectare : Gross Absorpt Plannir dy at £0 per unit Sustainabili 30% Affe	de Area: Six ags (50 Fla site @(120 E s profit: (20%) lon: 50 units p. ag gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou Rent to Inte	ts) DPH) dph. a. bi init (intermediate) r unit using	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	ts) DPH) dph. a. i. iii iii iii iii iii iii	te) Subsid	dwellin 46 Hectare s Gross Absorptic Plannin y at £0 per unit (r Sustainabilit 30% Affo	e Area: Six logs (50 Flats site @(120 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unit by at £1800 per in profable Hous Rent to Interr	t (intermediate) unit sing
	13 SHEET 1		13 SHEET 1				13 SHEET 1				13 SHEET 1		,		13 SHEET 1		
	GREENFIELD DOWN MIDDLE I	UP	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFORE MIDDLE	UP
2010 2011		2010	**	A)	A >	2010	• • •	4 ¥	A)	2010 2011	• • •	**	A)	2010	280% 739%	70% 79%	49% 53%
2012	**	2012	~ ~	• •		2012	• •	• •	A P	2012	• •	~ ~	A >	2012	-729%	98%	59%
2013 2014		2013	**	**	A >	2013	• • •	**	A)	2013 2014	**	**	A)	2013	-518% -182%	105% 160%	59% 68%
2015 2016	** ** **	2015	~ ~	**	A)	2015 2016	~ ~	**	(*	2015 2016	**	**	~~	2015	-111%	339%	80%
2017	** **	2017		**	4)	2017		**	4)	2017		**	1.	2017	-200%	190%	67%
2018 2019		2018	* *	••	A)	2018	**	••	4)	2018 2019	••	••	A)	2018	-404%	141% 111%	60% 55%
2020	** **	2020		**		2020	~ ~	**	A P	2020	**	**	A >	2020	361%	93%	50%
2021 2022		2021	~ ~	A)	A >	2021	**	4 *	A)	2021 2022	**	**	*)	2021	189% 132%	81% 71%	47% 44%
2023	V V A P A	2023	* *	.,		2023	**	.,	.,	2023	* *	4.4	.,	2023	105%	66%	42%
2024 2025	** **	2024	**	A)	* >	2024 2025	**	A)	A)	2024 2025		1.4	4)	2024 2025	95% 89%	64% 63%	41% 40%
2026	** * *	2026	* *	*)	*)	2026	, , , , , , , , , , , , , , , , , , ,	alue Area:	A)	2026	* *	1 *	۸)	2026	87%	66%	40%
	Value Area: Six 50 dwellings (50 Flats) .46 Hectare site @(120 DPH) d Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. display at 60 per unit (orer Sustainability at £1000 per unit 30% Affordable Housing		dwellin 0.46 Hectare s Gross Absorpti Plannin sidy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a. iit (intermediat	0.	Abs private Abs private Abs private Abs Absorpti	scoss profit: (20 scorption: 50 unit unit (rent) & E0 in ability at £1800 co. 5 Affordable Hocial Rent to Interest (20 scorption: 50 Flastite @(120 E profit: (20%) con: 50 units p. 10 un	s p.a. 20% 20% 20% 20% 20% 20% 20% 20	0.	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009	ts) DPH) dph. a. 6 nit (intermedia r unit		dwellin 46 Hectare s Gross Absorptic Plannin y at £0 per unit (r Sustainabilit	e Area: Six gs (50 Flats site @(120 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unit y at £1800 per in ordable Hous	PH) dph. t (intermediate) unit
0:	:100 (Social Rent to Intermedia	ate) (:100 (Social I	Rent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)		100 (Social I			0:	100 (Social I	Rent to Interr	mediate)
TEST	14 SHEET 1 GREENFIELD	TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL			14 SHEET 1	CTION TO AFFORE	
2010	DOWN MIDDLE I	UP 2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 43%	UP 29%
2010	VV A) A	2011		A)	4)	2010	**	A)	->	2011		(+	4)	2010	179% 475%	49%	29% 31%
2012 2013		2012	**	A)		2012		A)	A)	2012 2013	**	**	A)	2012	-471%	60% 64%	35% 35%
2014		2014	**	**	4)	2014	**	**	4)	2014	**	**	A >	2014	-116%	95%	40%
2015 2016		2015		**	A)	2015	••	**	A)	2015 2016	• •	**	A)	2015 2016	-70% -85%	203% 159%	46% 42%
2017	· · · · · · · · ·	2017	••	• •	A >	2017	• •	• •	A P	2017	• •	~ ~	A >	2017	-123%	110%	38%
2018 2019		2018	**	A >	A)	2018	**	A >	4)	2018 2019	**	**	A)	2018	-246% 3103%	81% 64%	34% 30%
2020 2021		2020	••	A)	A >	2020	**	A):	4)	2020 2021	• •	4 *	A }	2020	212%	54% 46%	28% 26%
2022	** A > A	2022	4.4	* >	* >	2022	~ ~	A.)	A P	2022	**	* >	A >	2022	76%	41%	24%
2023 2024		2023	A >	**	**	2023 2024	A >	**	**	2023 2024	1.4	**	**	2023	61% 56%	38% 37%	23% 23%
2025 2026	4) 44 4	2025	A)	**	**	2025 2026	A)	**	**	2025 2026	4.*	**	**	2025 2026	53% 52%	37% 39%	22% 22%
	Value Area: 0 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0		dw 0 site Gro	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0		Sut	0.46 Hec (Abs Pli sosidy at E0 per u 30% 0:100 (S Val dv 0 sit	alue Area: dwellings (50 tarea stare site @(120 Gross profit: (20 torption: 50 unit anning gain at 1 init (rent) & E0 () hability at £1800 6 Affordable He ocial Rent to Init ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 soss profit: 0	Flats) DPH) dph. %) s p.a. 00% per unit (interme per unit	ediate)	dw 0 site Gro	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0		Τ	dw 0 site Gro	ue Area: 0 lellings (0) e @(0) dph. oss profit: 0 sorption: 0	
	Planning gain at 0%		Planni	ng gain at 0%			Plann	ing gain at 0% ubsidy at 0			Planni	ng gain at 0%			Planni	ng gain at 0%	
	Subsidy at 0 Sustainability at 0		Susta	ibsidy at 0 ilnability at 0 rdable Hous			Sust	ainability at 0	-1		Susta	ibsidy at 0 inability at 0	_!		Susta	ibsidy at 0 ainability at 0	I
	0% Affordable Housing 0			0	sirig			rdable Hou 0	siriy			rdable Hou 0	sirig			0 0	iiig
TEST	15 SHEET 1 GREENFIELD	TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDU	CTION TO AFFORE	DABLE
o	DOWN MIDDLE U	UP 0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0		o	-	-	-	0	-		-	0	-	-	-	0	0%	0%	0%
0			-	-	-	0	-	-	-	0	-	-	-	-	0%	0%	0%
0		- 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0	-			0				0	-			0	0%	0%	0%
0		- 0	-			0	-			0				0	0% 0%	0% 0%	0% 0%
0		- 0			-	0				0			-	0	0%	0%	0%
0			-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		- 0				0				0				0	0%	0%	0%
0		- 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		- o				0				o				o	0%	0%	0%
							F	O dwellings (0) O site @(0) dpl Gross profit: Absorption: 0 Manning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								
								0									

Test 1 to select 1 Test 1	rea: Six (50 Flats) @(120 DPH) dph. it: (25%) 60 units p.a. in at 100% & E0 per unit (intermedial £1800 per unit ble Housing t to Intermediate)
Cooks MODE 12	
12 2 2 3 3 3 3 3 3 3	N TO AFFORDABLE MIDDLE UP
Section Sect	97% 62% 117% 68%
1946	158% 77%
Section Sect	176% 79% 369% 94%
1	-2948% 118%
1	539% 106% 539% 91%
200	286% 81% 103% 72%
100 100	148% 65%
2005 1	119% 59% 100% 55%
2005 1	90% 52%
Value Area: Six Outsettings (50 Flats) Outset Out	86% 51% 84% 50%
Columbia Columbia	90% 50%
Absorption: 0 units p.a.	rea: Six 50 Flats) GO Flats) GO Flats) GO Flats) GO Flats) GO Flats) GO Flats GO Fla
0 dwellings (0) dwellings (0) dwellings (0) dwellings (0) 0 stre @(0) dph. 0 stre @(0) dph	vea: 0
Gross profit: 0	ngs (0)
Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0% Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0% Affor	rofit: 0
Sustainability at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0% Affordabl	ain at 0%
	ility at 0
	ole Housing
TEST 18 SHEET 1 TEST 18 SHEET 1 TEST 18 SHEET 1 TEST 18 SHEET 1 TEST 18 SHEET 1	
GREENFELD INDUSTRUL1 INDUSTRUL2 POL POL REDUCT DOWN MIDDLE UP DOWN <td>N TO AFFORDABLE MIDDLE UP</td>	N TO AFFORDABLE MIDDLE UP
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0%
0 0 0 0 0%	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0%
0 0 0 0 0 0 0 0 0 0 0 _ 0	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0%
	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0%
0 0 0 0 0 0 0 0	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0%
0 0 0 0 0 0 0 _	0% 0%
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0%
Value Area: 0	0,3
0 dwellings (0) 0 alse @(0) dph.	
Gross profit: 0 Absorption: 0	
Planning gain at 0% Staglay at 0	
Sustainability at 0	
0% Affordable Housing 0	

O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
Absorption: 0 Planning gain at 0%	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Planning gain at 0%	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0 TEST 19 SHEET 1
ST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
	0 -	0 -	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		5 <u></u>	0 0% 0% 0%
	0	·	·	0 0% 0%
1 1 1	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	·	0 0% 0% 0%
	0 <u></u>	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	Value Area: 0	0	0 0% 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	O site @(0) dph. Gross profit: 0
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 ST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
GREENFIELD	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
DOWN MIDDLE UP	V		·	0 0% 0% 0%
	0		0	
	0	0	0	0 0% 0% 0%
DOWN MIDDLE UP	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0% 0 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0% 0% 0% 0% 0% 0% 0 0% 0 0% 0 0% 0 0
DOWN MIDDLE UP		0	0	0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP	0	0	0	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP		0	0	0 O% O% O% O% O% 0 O% O% O% O% 0 O% O% O% O% 0 O% O% O% O% 0 O% O% O% 0 O% O% 0 O% O% 0 O% O% 0 O% 0
DOWN MIDDLE UP		0	0	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
OOWN MIDDLE UP				0 O'N. O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N. 0 O'N. O'N. O'N.
DOWN MIDDLE UP				0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
DOWN MIDDLE UP		Value Area: 0 0 dwellings (0)		0 O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns
DOWN MIDDLE UP		Value Area: 0 0 dwilings (0) 0 site @(0) ghb.		0 O'N. O'N. O'N. O'N. O'N. O'N. O'N. O'N.
DOWN MIDDLE UP		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit 0		0 O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns
DOWN MIDDLE UP		Value Area: 0 0 dowllings (t) 0 site @(t) sigh. Gross profit: 0 Absorption: 0 Planning gain at 0%		0 O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns O'Ns
DOWN MIDDLE UP		Value Area: 0 O develope (o)	0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	

Figure 67 – Sensitivity Testing

Value Area St.	rigule 67 – Selisi	LIVI															
Management (Internal Property Company of the Comp		0.	50 dwellings	(50 Flats		0.	50 dwell	ings (50 Fla		0.	50 dwelli	ings (50 Fl	ats)	0	50 dwell	ings (50 Flat	
Description of Library and L	Absorption: 50 units p.a. Planning gain at 100%		Absorption: 5 Planning gai	50 units p.a. in at 100%			Absorpti Plannin	on: 50 units p. g gain at 100%			Absorpti Plannin	on: 50 units p. g gain at 1009	.a. 6		Absorpti Plannin	on: 50 units p.a g gain at 100%	
The content of preservation The	Sustainability at £1800 per unit) Subsi	Sustainability at	£1800 per un	nit	e) Subsi	Sustainabili	ty at £1800 per	unit	Subsic	Sustainabilit	y at £1800 pe	r unit	te) Subsid	Sustainabili	ty at £1800 per	unit
March Marc	70:30 (Social Rent to Intermediate)		0:30 (Social Ren				:30 (Social				:30 (Social I				0:30 (Social		
200 1	GREENFIELD	TEST	INE			TEST				TEST				TEST	REDU		
March Marc	2010		DOWN	* >	*)		DOWN	* >	* >		DOWN	MIDDLE	* >		DOWN 212%	MIDDLE 54%	38%
Column C	2012	2012	**	A)	* >	2012	**		* >	2012	**	**	* >	2012	562% -556%	61% 75%	46%
Second Column C	2014		* *	~ ~		2014	**	* *			**	* *		2014	-396% -139%	80% 122%	
Section Column			**				**	* *			**	* *			-85% -104%	261% 208%	63% 58%
Company Comp			**	* *	*)		**	**			**	**			-154% -312%	146% 108%	
12 12 13 14 15 15 15 15 15 15 15	2019	2019	* *		* >	2019	**	••	* >	2019	• •	**	* >	2019	3998%	86% 72%	43%
200 200 201	2021	2021	V V	A)	* >	2021	••	A >	A)	2021	••		A.)	2021	146%	63%	37%
The color of the	2023	2023	4.4			2023		A >	* >	2023	**	A P		2023	81%	51%	33%
State Area (Size State S	2025	2025	A)			2025	* >	4)	* >	2025	**	* >	A >	2025	69%	49%	32%
Associated and entrolled in Association (1997) and the property of the propert	2026	2026	4)	4)		2026	V			2026	* *	4)		2026	68%	51%	31%
Out- Netherland Side of (170 Light) grid. Anotyping 3 Joseph a. An					.)	Sub	Abs Pia sidy at E0 per u Sustair 20% 70:30 (S Valu	Gross profit: (20° corption: 50 unit: anning gain at 10 nit (rent) & E0 p nability at £1800 o Affordable Ho ocial Rent to Int e Area: SIX	6) p.a. p.a. lo% er unit (interme per unit using ermediate)	ediate)							ts)
20% Affordable Housing 30% Affordable Housing 40% Affordable Housing 50% Affordable Housing	0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate		46 Hectare site Gross prof Absorption: 3 Planning gal dy at £0 per unit (rent)	@(120 DPH fit: (20%) 30 units p.a. in at 100%) & £0 per unit (i) dph.		46 Hectare s Gross Absorpti Plannin dy at £0 per unit	site @(120 L) profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	PH) dph. a. it (intermediate)		46 Hectare s Gross Absorpti Plannin dy at £0 per unit i	ite @(120 L profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	OPH) dph. .a. 6 nit (intermedial		.46 Hectare s Gross Absorpti Plannin y at £0 per unit (site @(120 DF profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per unit	PH) dph.
Test 2 select Test 2 selec	20% Affordable Housing	70	20% Afforda	able Housii	ng	70	20% Affo	ordable Hou	sing	70	20% Affo	rdable Hou	using	70	20% Affo	ordable Hous	sing
Coope MOCLE UP MOC		TEST		DUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		CTION TO AFFORE	DABLE
2 2 2 3 1 2 2 2 4 5 1 2 2 2 4 5 4 1 2 2 2 4 5 4 5 4 5 4 5 5 5	DOWN MIDDLE UP	2010				2010	DOWN			2010	DOWN	MIDDLE		2010		MIDDLE	UP
273 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2			**				• •					* *			1963% -444%	65% 77%	
10 10 10 10 10 10 10 10	2013	2013	**			2013	**	**	* >	2013	• • •	**	* >	2013	-236%	91% 153%	48%
2017	2015		**	**	* >			**	* >		**	**			-91%	234%	60%
100	2017	2017	**			2017	••	**	* >	2017	••	••	* >	2017	-182%	131%	50%
2020	2019	2019	**			2019	**		* >	2019	**	**	A.):	2019	749%	81%	41%
2020	2021	2021	**	. >		2021	• •	A >	A >	2021	**	4 *	A >	2021	127%		36%
Value Area: Six 1	2023	2023	4.4	*)	* >	2023	4.*	A >	* >	2023	**	* >	A >	2023	92% 78%	51%	32%
Value Area: Six Substitute	2025	2025				2025				2025	**			2025	71% 69%	50%	32%
0.46 lectare site (#(20 DPH) dph. Value Area: Six So dwellings (50 Flats) 0.46 lectare site (#(20 DPH) dph. Absorption: 70 units p.a. Planning gain at 100% Subday at 10 per unit (intermediate) Value Area: Six So dwellings (50 Flats) 0.46 lectare site (#(20 DPH) dph. Absorption: 70 units p.a. Planning gain at 100% Subday at 10 per unit (intermediate) 2.0% Affordable Housing 70. 30 (Social Rent to Intermediate) 2.0% Affordable Housing 70. 30 (Social Rent to Intermediate) 2.0% Affordable Housing 70. 30 (Social Rent to Intermediate) 1.53 sHEET 1 SUSTRAM. 1.53 sHEET 1 SUSTRAM. 1.55 sheet 1 SUSTRAM. 1.55 sheet 1 SUBSTRAM. 1.55 sheet 1 Substraw. 1.55 sheet 1 Substraw. 1.55 sheet 2 Subday at 10 per unit (intermediate) 3.0% Affordable Housing 7.0. 30 (Social Rent to Intermediate) 2.0% Affordable Housing 7.0. 30 (Social Rent to Intermediate) 2.0% Affordable Housing 7.0. 30 (Social Rent to Intermediate) 1.55 sheet 1 SUSTRAM. 1	2026	2026	A)	^)	4)	2026				2026	**	4.*	*)	2026	67%	52%	31%
Gross profit (20%) Absorption: 70 units p.a. Planning gain at 100% Absorption: 70 units p.a. Planning gain at 100% Absorption: 70 units p.a. Planning gain at 100% Subsidy at 50 per unit (ent) & 60 per unit (ent) & 50 per unit (ent	Value Ārea: SIX 50 dwellings (50 Fiats)		Value Ai 50 dwellings	rea: Six)		0.46 Hec C Abs Pla sidy at E0 per u Sustain 20% 70:30 (S Valu	tare site @(120 Gross profit: (20' corption: 30 uniti- anning gain at 10 nit (rent) & E0 p hability at £1800 & Affordable Ho ocial Rent to Inti- e Area: Six	DPH) dph. 6) 1: p.a. 10% er unit (interme per unit using ermediate)		Valu 50 dwelli	e Area: Six ings (50 Fl	ats)		Valu 50 dwell	e Area: Six ings (50 Flai	ts)
70:30 (Social Rent to Intermediate) 70:30 (Soci	Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at 0 per unit (rent) & 60 per unit (intermediate Sustainability at £1800 per unit		Gross prof Absorption: 7 Planning gai dy at £0 per unit (rent) Sustainability at	fit: (20%) 70 units p.a. in at 100%) & £0 per unit (£1800 per un	(intermediate		Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per	a. iit (intermediate) unit		Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe	.a. 6 nit (intermediat r unit		Gross Absorpti Plannin y at £0 per unit (Sustalnabili	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per unit ty at £1800 per	I (intermediate) unit
INDUSTRIAL INDUSTRIAL INDUSTRIAL Pol. Pol	70:30 (Social Rent to Intermediate)		0:30 (Social Ren	t to Interme	ediate)	70): 30 (Social	Rent to Inter	mediate)):30 (Social I	Rent to Inte	rmediate)		0:30 (Social	Rent to Interr	nediate)
2010	GREENFIELD DOWN MIDDLE UP	-	INE	DUSTRIAL1 MIDDLE	UP	-		INDUSTRIAL2 MIDDLE	UP	-			UP	_	REDU	MIDDLE	UP
2013	2010 2011 2011	2011	**	A)	*)	2011	**	A)	A >	2011	**	(v	A }	2011	216% 432%	54%	38% 40%
2016 -	2013	2013	**	* *	4)	2013		**		2013		**		2013	-518% -347%	75% 82%	47%
2017	2015	2015	**	**	*)	2015	**	**	* >	2015	•••	**	**	2015	-158% -80%	300%	65%
2019	2017	2017	- ;;		4)	2017	- ;;	Ţ.	A)	2017	- ; ;	- ; ;	A)	2017	-96% -136%	239% 163%	54%
2021	2019	2019		**	4)	2019		• •	A >	2019	- ; ;		4)	2019		91%	44%
2023 2023 2023 2023 2023 2023 2023 2023 2023 2023 2024 2025 2024 2024 2024 2025 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026 2026	2021	2021		A)	A)	2021		A >	* >	2021	• • •		* >	2021	166%	66%	37%
2026	2023	2023	* v ·	A >		2023	1 4	* >	A P	2023	• • •		A >	2023	84% 76%	52%	33%
Value Area: Six 50 dwellings; (50 Plats) 0.46 Hectare site @ (120 DPH) ph. Griss profit: 2076; Absorption: 70 units p.a. Planning and at 100% Subsidy at End and a 100% Subsidy at End and (intermediate) Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit Subsidy at End profit profit profit Subsidy at End profit profi	2025	2025			A)	2025		4)		2025		4)		2025	71% 69%	49%	32%
						Sub	50 0.46 Hec 0 Abs Pla sidy at E0 per u Sustair 20%	dwellings (50 F tare site @(120 fross profit: (20 corption: 70 unit: anning gain at 10 nit (rent) & E0 p nability at £1800 affordable Ho	lats) DPH) dph. 6) p.a. 0% er unit (interme per unit using	ediate)							

Subsidy at £	Value Area: Si 50 dwellings (50 F lectare site @(120 Gross profit: (20% Absorption: 50 units I Planning gain at 50' 0 per unit (rent) & 60 per stainability at £1800 p	Plats) DPH) dph.) p.a. % unit (intermediat er unit		dwellir 46 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabilii	profit: (20%) on: 50 units p. ng gain at 50%	a. nit (intermediat		dwellir 46 Hectare : Gross Absorpti Planni dy at £0 per unit Sustainabili	ie Area: Six ings (50 Flat site @(120 E is profit: (20%) ion: 50 units p. ing gain at 50% (rent) & £0 per ty at £1800 per bordable Hou	a. nit (intermediate)		dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	ts) DPH) dph. .a. init (intermediater unit		dwellin 0.46 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	t (intermediate
	(Social Rent to Inter-		70 TEST	30 (Social 4 SHEET 1	Rent to Inter	mediate)	70	30 (Social 4 SHEET 1	Rent to Inter	mediate)	7C	30 (Social 4 SHEET 1				0:30 (Social F 4 SHEET 1		
	GREENFIELD		IESI		INDUSTRIAL1		ILSI		INDUSTRIAL2	,	1231		PDL		1231	REDUC	CTION TO AFFORI	
2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 157%	MIDDLE 51%	UP 36%
2011	** A)	A)	2011	• •	A)	A }	2011	• •	A)	A)	2011	* *	(*	A)	2011	295%	57%	39% 43%
2013	** **	4.7	2013	~ ~	4)	4)	2013	**	(*	4)	2013	**		A >	2013	-1402%	72%	44%
2014	•• ••	A)	2014	**	* *	* >	2014	**		A)	2014	**	**	A >	2014	-186% -103%	104% 184%	50% 58%
2016	••	A >	2016	**	**	A >	2016	••	~ ~	* }	2016	**	~ ·	A >	2016	-131%	157%	54%
2017	•• ••	A >	2017	~ ~	**	*>	2017	**	**	A >	2017	**	**	A >	2017	-217% -717%	119% 93%	49% 45%
2019	**	A >	2019	••	A)	. >	2019	**	4.4	* >	2019	**	~~	.)	2019	521%	77%	41%
2020 2021	** **	* * *	2020 2021	**	A)	*)	2020 2021	**	4)	<u> </u>	2020 2021	**	1.4	A)	2020	193% 119%	58%	38% 35%
2022	(v A)	*)	2022	* * *	A)	A)	2022	* * *	A)	4)	2022	**	A)	A >	2022	88%	52% 48%	33% 32%
2024	1 * * * * * *		2024	* >		**	2024	* >	**	**	2024	**	**	**	2024	67%	47%	31%
	A) AA	**	2025	A >			2025	A)	4.7		2025		4.1	**	2025	64%	46% 48%	31% 31%
	Value Area: SI 50 dwellings (50 Fectare site @(120 Gross profit: (20% Absorption: 50 units planning gain at 200	Flats) DPH) dph.) p.a. %		dwellir 46 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 200%	a.	0	sidy at £0 per u Sustai 20% 70:30 (S Valu dwellir .46 Hectare : Gross Absorpti Plannir	lanning gain at 5 init (rent) & E0 p nability at £1800 ocial Rent to Int le Area: Six ngs (50 Flat site @(120 E profit: (20%) lon: 50 units p. ling gain at 200%	er unit (interme per unit using ermediate) S) PH) dph.	0.	dwellir 46 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	ts) DPH) dph. .a. %		dwellin 0.46 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 200%	
70:30	0 per unit (rent) & £0 per stainability at £1800 p % Affordable Ho (Social Rent to Inte	er unit using	70	20% Affo 30 (Social)	ty at £1800 per ordable Hou	unit Ising	70	Sustainabili 20% Affo 0:30 (Social	(rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	unit sing	70	20% Affo 30 (Social)	ty at £1800 pe ordable Hou	r unit using	7	20% Affo 0:30 (Social F	y at £1800 per rdable Hou:	unit sing
TEST 5 SHE	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 645%	MIDDLE 62%	UP 41%
2011		A)	2011	**	A)	A)	2011	**	1.4	A P	2011	**		A)	2011	-669% -184%	73% 95%	45% 51%
2013 2014		A)	2013	**	• •	A)	2013	**	**	A)	2013 2014	**	**	A)	2013	-162%	104% 186%	51%
2015	** **	~ ~	2015	**	- ::-	* >	2015		**		2015	**	Ü	•••	2015	-63%	1390%	74%
2016	** **	A)	2016	**	**	A)	2016	**	**	A >	2016 2017	**	**	1.4	2016	-73% -97%	570% 261%	67% 59%
2018	• • • • • • • • • • • • • • • • • • • •	A)	2018	• •	**	A)	2018	**	**	A }	2018 2019	**	**	A)	2018	-146% -315%	160% 114%	53% 47%
2020 2021	•• ••	A)	2020	**	* *	A)	2020	**	**	A)	2020 2021	••	••	A)	2020	2191%	90%	43% 39%
2022	* * * * * * * * * * * * * * * * * * *		2022	~ ~	A >	A)	2022	~ ~	4.)	A P	2022	**	**		2022	145%	64%	37%
2023 2024	v v A h	A)	2023	**	A)	*)	2023	**	A)	A >	2023 2024	**	(+	A)	2023	105% 92%	58% 56%	35% 34%
2025 2026	** **	* * *	2025	**	A)	.,	2025	**	4)	4)	2025 2026	**	(*	.)	2025	84%	55% 58%	33% 33%
Subsidy at £485 Su 20	Value Area: SI 50 dwellings (50 pt 6ctare site @(120 Gross profit: (20% Absorption: 50 units Planning gain at 100 00 per unit (engl) & £26000; stainhability at £1800 p 7% Affordable Ho	Tats) DPH) dph.) p.a. % per unit (intermedia er unit	te) Subsidy	dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per ty at £1800 per prdable Hou	a. in the control of	O ite) Subsidy	0.46 Hec Abs Pi ssidy at EO per u Sustain 20% 70:30 (\$ Valu 46 Hectare: Gross Absorpti Plannit at £48500 per unit Sustainabilli 20% Affe	dwellings (50 littlers of the first of the	DPH) dph. (b) is p.a. (c) per unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit intermediate unit intermediate)	O.	dwellin 46 Hectare s Gross Absorpti Plannin at £48500 per unit Sustainabili: 20% Affo	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps ty at £1800 pe ordable Hou	ts) DPH) dpha6 er unit (intermedia er unit		dwellin 0.46 Hectare s Gross Absorptio Planning by at £48500 per unit of Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. unit (intermediate unit
70:30 TEST 6 SHE	(Social Rent to Inte	ermediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 6 SHEET 1	Rent to Inter	mediate)
	GREENFIELE DOWN MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			CTION TO AFFORI	DABLE UP
2010	V	4)	2010	**	4)	A)	2010		A)	A)	2010	**	A)	A)	2010	105%	34% 38%	26% 28%
2012		4)	2012		4)	A)	2012		A)	A)	2012		(+	A)	2012	-274%	46% 49%	31% 31%
2014	••	A >	2014	**	**	A >	2014		**	* >	2014		**	* >	2014	-195% -70%	74%	36%
2015 2016	** **	A)	2015 2016	**	**	A >	2015 2016	**	**	A }	2015 2016	**	**	A >	2015 2016	-44% -56%	160% 129%	44% 41%
2017		A)	2017	**	1 *	A)	2017	**	**	A)	2017 2018	**	**	A)	2017	-86% -180%	92% 71%	38% 35%
	** (*	A)	2019	• •	A)	A)	2019		A)	A)	2019	* *	4.4	A)	2019	2391% 171%	58% 50%	32% 30%
2021	**	A >	2021	**	* >	A >	2021	**	4.)	A >	2021	v v	A)	. >	2021	91%	44%	28%
	A) AA	**	2022	A P	**		2022	A >	44		2022 2023	**	* *	**	2022	66% 55%	40% 37%	27% 26%
	A) AA	**	2024 2025	A):	**	**	2024 2025	A)	**	**	2024 2025	(*	**	**	2024 2025	51% 48%	36% 36%	26% 25%
	^) ^^	**	2026	<u> </u>	**	**	2026 Subsidy	50 0.46 Hec (Abs Pli at £48500 per u Sustali 20%	alue Area: 1 dwellings (50 li stare site @(120 sorption: 50 unit anning gain at 1 nit (rent) & E26 ability at £1800 ocial Rent to Int	lats) DPH) dph. %) s p.a. 00% 000 per unit (inler unit) using	2026 termedia	ate)	**	**	2026	47%	37%	25%

Value Area: Six 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Sudday at 125000 per unit (rent & 125000 per unit (rentermedat Statishability at £1800 per unit (rentermedat 20% Affordable Housing 7:0.30 (Social Rent to Intermediate)				(e) Subsidy	Value Area: Six dwellings (50 Flats) 0.46 Hectare site @ (120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Secondy at 125000 per unit (even) & £22000 per unit (even) 20% Affordable Housing 70: 30 (50 cial Rent to Intermediate			Value Area: Six dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (200) Absorption: 50 units p.a. Planning gain at 100% Subsety of 125000 per unit (even), 422000 per unit (even) 20% Affordable Housing 70: 30 (Social Rent to Intermediate)				Value Area: Six dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross porfit: (200) Absorption: 50 units p.a. Planning gain at 100% Subsisiya L25000 per unit (evrit à 122000 per unit (evrit à 122000 per unit 120% Sustainability at £18000 per unit 20% Affordable Housing 70: 30 (500cial Pent to Intermediate)				ite) Subsid	Value Area: Six dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profft: (2009) Absorption: 50 units ps. a. Planning gain at 1000 per unit (1904 per unit) Sackey at 12000 per unit (1904 per unit) Sustainability at £1800 per unit 20% Affordable Housing 70: 30 (50cial Rent to Intermediate)			
	SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		rmediate)		7 SHEET 1			
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR MIDDLE	UP	
2010	**	* >	4)	2010	••	*)	4)	2010	**	* >	4)	2010 2011	**	(*	4)	2010	150% 398%	42% 48%	31% 33%	
2012	**	A) (v	4)	2012	**	A)	A)	2012	**	A)	A):	2012 2013	**	**	A)	2012	-393% -280%	58% 62%	37% 38%	
2014	••	**	A)	2014	**	**	A)	2014	**	• •	A)	2014 2015	• •	••	4 *	2014	-99% -62%	94%	43% 52%	
2016		;;	* >	2016	~ ~	***		2016	**	- ;;	A >	2016	- ;;	Ü	A >	2016	-76%	162%	48%	
2017		**	4)	2017	**	**	A)	2017	**	**	A)	2017 2018	**		A)	2017	-115% -236%	115% 86%	44% 40%	
2019	**	* *	4)	2019		A)	A)	2019	**	4.7	4)	2019 2020	**		A)	2019	3071% 217%	70% 59%	37% 34%	
2021	**	A P	* >	2021	**	* >	* >	2021	**	* >	A F	2021	• •	4.4	* >	2021	114%	52%	32%	
2022	4.4	* >	4)	2022	A 1	A >	4)	2022	A >	A)	A)	2022 2023		A)	4)	2022	66%	46% 43%	30% 29%	
2024	A)	**	**	2024 2025	A)	**	**	2024 2025	*)	**	**	2024 2025	1.4	**	**	2024 2025	60% 57%	42% 41%	28% 28%	
2026	.,	* >	*)	2026	* >	* >	*>	2026	* >	alue Area:	* >	2026	4.4	4)	*>	2026	56%	43%	28%	
Value Area: Six 50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a.				Value Area: Six dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%			Sustainability at £1800 per unit 20% Affordable Housing 70-30 (Social Bent to Intermediate) Value Area: SIX dwellings (5 05 Flats) 0.46 Hectera site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.p. Absorption: 50 units			Value Area: Six dwellings (50 Flats) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 10 00% Sustaing at 15000 per unit (error) £ 2000 per unit (error) 20% Affordable Housing 70:30 (Social Rent to Intermediate				ite) Subsid	Value Area: Six dwellings (50 Flats) 0.46 Hecters site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Absorption: 50 units p.a. sadesja 12400 per ont grant 424000 per unit 20% Affordable Housing 70:30 (50 colar Rent to Intermediate)					
	SHEET 1	GREENFIELD			8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2			8 SHEET 1	PDL			8 SHEET 1	CTION TO AFFOR		
0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	
2010 2011		A >	A)	2010 2011		A)	A >	2010 2011	• •	A >	A)	2010 2011	**	A >	A)	2010	129% 341%	38% 43%	29% 31%	
2012	**	* >	4)	2012	**	A)	A)	2012	* *	A)	* >	2012 2013	**	(v	*)	2012	-337% -240%	52% 56%	34% 35%	
2014	••	••	A)	2014	••	**	A)	2014	• •	• •	A)	2014 2015	• •	••	A)	2014	-86% -53%	84% 183%	40% 48%	
2016		;;	* >	2016	- ;;	***		2016	**	- ;;	A >	2016	- ;;	Ü	A >	2016	-67%	147%	45%	
2017	**	**	A)	2017	**	**	A >	2017 2018	**	* *	A)	2017 2018	**	**	A)	2017	-101% -210%	104% 79%	41% 37%	
2019	**	4.7	A)	2019	**	A)	A)	2019	**	A)	4)	2019 2020	**	4.4	A)	2019	2751% 195%	64% 55%	34% 32%	
2021	**	A P	4)	2021	**	A)	A)	2021	• •	A)	A)	2021	• •	A)	A)	2021	103% 74%	48% 43%	30% 29%	
2023	A)	**		2023	A >	**	**	2023	A >	**	**	2023		**	**	2023	61%	40%	27%	
2024	4)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	1 *	**	**	2024 2025	56% 53%	39% 39%	27% 27%	
2026		**	**	2026	<u> </u>	**	**	2026 Subsidy	50 0.46 Her Ab: Pl at £36000 per u Sustai 20%	alue Area: dwellings (50) tare site @ (120 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 nability at E1800 6 Affordable He social Rent to Ini	Elats) DPH) dph. %) s p.a. 00% 000 per unit (int	2026 ermedia	ste)	**		2026	51%	40%	27%	
		e Area: 0				e Area: 0			Val	ue Area: 0	e Area: 0 Value Area: 0					Value Area: 0 dwellings (0)				
	0 dwellings (0) 0 site @(0) dph.				dwellings (0) 0 site @(0) dph. Gross profit: 0				dwellings (0) 0 site @(0) dph. Gross profit: 0				0 site	e @(0) dph.			0 site @(0) dph. Gross profit: 0			
	Gross profit: 0 Absorption: 0				Absorption: 0 Planning gain at 0%				Absorption: 0 Planning gain at 0%				Ab	sorption: 0 ng gain at 0%			Absorption: 0 Planning gain at 0%			
	Planning gain at 0% Subsidy at 0 Sustainability at 0			Subsidy at 0 Sustainability at 0					Subsidy at 0 Sustainability at 0				Su	ibsidy at 0 inability at 0			Subsidy at 0 Sustainability at 0			
	0% Affordable Housing				0% Affordable Housing				0% Affordable Housing				0% Affor	rdable Hou	ising		0% Affo	rdable Hous	ing	
TEST 9 S	TEST 9 SHEET 1				9 SHEET 1	-						TEST 9 SHEET 1					TEST 9 SHEET 1 REDUCTION TO AFFORDABLE			
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 094	UP 0%	
ŏ =				o o		-		ő			-	0				0	0%	0%	0%	
0			-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%	
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%	
0				0				0				0				0	0%	0%	0%	
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%	
0	-	-	-	0	-	-		0			-	0	-	-		0	0%	0%	0%	
0	-			0	-	-		0	-		-	0	-	-		0	0%	0%	0%	
ě			-	o o	-	-		0	-	-	-	0	-	-	-	o o	0%	0%	0%	
o =	-			ő				0		-	=	ő				ő	0%	0%	0%	
									ı	Value Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0									

Value Area: 0 dwellings (0 0 site @(0) de Gross profit: 0 Absorption: 0 Planning gain at 6 Subsidy at 0 Sustainability at 0 Sustainability at 0 TEST 10 SHEET 1 CONN MICOLE 0	obusing	Value Are; dwellings 0 site @(0) Gross profit Absorption. Planning galn in Subsidy at Sustainability O'A affordable DOWN MD TOWN (0) dph. 0 0 0 t 0% 0 at 0 Housing	dww O site Grow Abso Plannin Sulf Sustai O'8 Affer	ne Area: 0 Illings (0) (© (0) dph. ss profit: 0 g gain at 0% ss profit: 0 g gain at 0% ssty at 0 Inability at 0 dable Housing 0 Insulity at 0 dable Housing 0 Insulity at 0 dable Housing 0 O over a company over a company	TEST	dwe O site Gros Absr Plannin Sub Sustali	e Area: 0 villings (0) (20 (0) options of the control of the cont	UP	TEST 1	dwe O site Gros Abs Plannin Sut Sustal O% Afford	e Area: 0 el Area: 0 illings (0) @(0) dph. g (0) the sprofit: 0 g gain at 0% solid yat 0 g gain at 0% solid yat 0 anability at 0 anability at 0 MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%		
Value Area: \$ 50 dwellings (50 0.46 Hectare site @(12) Gross profit: (20 Absorption: 50 unit: Planning gain at 1 Subsidy at £0 per unit (rent) & £0 p Sustainability at £600 20% Affordable F	Flats) DPH) dph. %) p.a. 10% r unit (intermediate) our unit ousing	Value dwelling 0.46 Hectare si Gross i Absorptio Planning Subsidy at £0 per unit (i Sustainabilit 20% Affoi	Affordable Housing 0 2 Area: Six gs (50 Flats) ite @(120 DPH) dph. profit: (20%) wi: 50 units p.a. g gain at 100% rent) & £0 per unit (intermedia y at £600 per unit rdable Housing		Value Area: Six obveilings (50 Flats) 0.46 Hoctare site @(120 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%. Subsidy at 00 per unit (rent) & 50 per unit (rent) & 50 per unit (20% Affordable Housing 20% Affordable Housing				Value Area: Six dwellings (50 Flats) 0.46 letters site @(120 DPH) dph. 0.46 letters site @(120 DPH) dph. Assorption. 50 units p.a. Planning gain at 100% Subsidy at 50 per unit fortermediate) Sustainability at 600 per unit 20% Affordable Housing				
70:30 (Social Rent to Interest 1) SHEET 1 SGREENFE DOWN MODES 1 2010	termediate) TES	1	Intermediate T8 RRA11 T8 RRA11 T8 RRA11 RRA111 RRA	70: 30 (Social R EST 11 SHEET 1 10 10 11 11 11 12 12 12 13 14 14 15 15 16 17 17 17 18 18 19 19 20 20 21 21 21 21 21 21 21 21 21 21 21 21 21	NDUSTRIAL2 MIDDLE UP A1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -1 -		0:30 (Social R F 11 SHEET 1 DOWN): 30 (Social R 11 SHEET 1	ent to Intern TION TO AFFORD MIDDLE 5 22% 5 29% 7 13% 7 13% 1 13 126% 1 126% 1 126% 6 99% 6 99% 6 99% 6 4 4 7 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 4 8 9 6 6 9 6 9 6 6 9 6 6 9 6 9 6 6 9 6	nediate)
50 devellings (50 Taits) 4 Date Area: Six Value Area: Six (veilings (50 Taits) 0.46 Hectare site @(120 DPH) dph. Gross profit: (20%) Subsidy at Experimentable Housing 7.03 (Social Rent to Intermediate) Sustainability at Experiment (remt) & Experimen													
TEST 12 SHEET 1 GREEN/IE 2010 DOWN MIDDLE 2011 2012 2013		1	RAL1 DLE UP	111	NDUSTRIAL2 MIDOLE	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN DOWN DOWN DOWN DOWN DOWN DOWN DOWN	PDL MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	2 SHEET 1 REDUC DOWN 164% 314% -3566% -998% -181% -100% -100% -000	TION TO AFFORD MIDDLE 51% 51% 58% 6.9% 74% 106% 193% 106% 193% 103% 153% 153% 153% 153% 173% 173% 173% 173% 173% 173% 173% 17	ABLE UP 37% 40% 44% 44% 50% 50% 50% 54% 44% 45% 45% 45% 36% 33% 32% 33% 33% 33% 31% 31% 31%
2026													

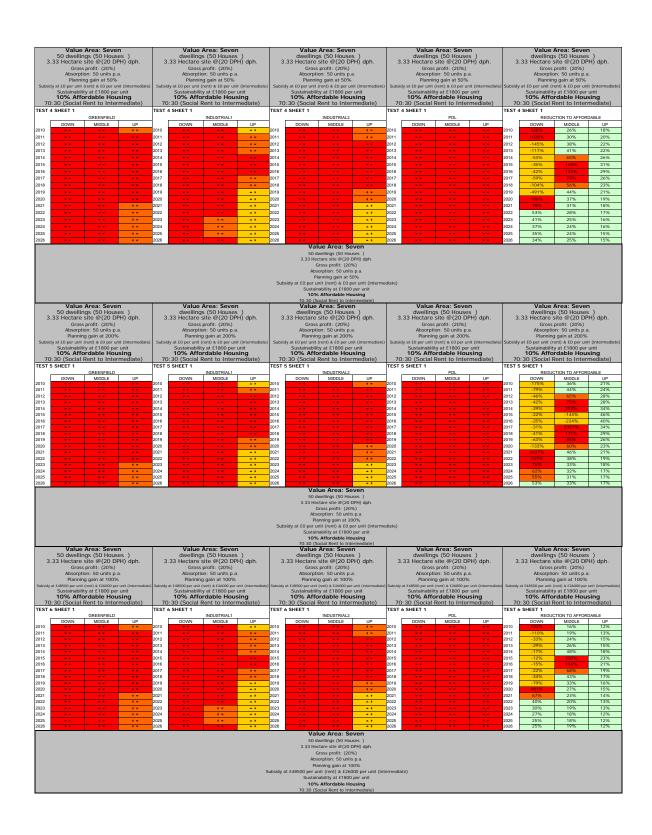
Subsid	50 dwelli 46 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PPH) dph. a. bit (intermediate) r unit using	Subsit	dwellin 46 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un gat £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	dwellir 46 Hectare : Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affo	ne Area: Six ngs (50 Flat site @(120 E profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	PH) dph. a. iii (intermediate) unit using	Subsit	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. 6 init (intermediate) r unit using) Subsic	dwellin 0.46 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	PH) dph. t (intermediate) unit sing
1231		GREENFIELD		ILSI		INDUSTRIAL1		1231		INDUSTRIAL2		1231		PDL		11231	REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 185%	MIDDLE 47%	UP 33%
2011	**	* >	* >	2011	**	A.):	A >	2011	**	A >	A P	2011	**	•	4.)	2011	492%	53%	35%
2012 2013	**	4 *	A)	2012 2013	**	A)	A)	2012	**	(v	A >	2012 2013		**	A)	2012	-488% -347%	65% 70%	39% 40%
2014	**	• •	A >	2014	* *	* *	* >	2014	• •	~ ~	A >	2014	• •	* *	A)	2014	-122%	105%	45%
2015 2016	**	**	A)	2015 2016	**	**	A)	2015	**	**	* >	2015 2016	**	**	4.7	2015 2016	-74% -91%	225%	54% 49%
2017	**		*)	2017	**	**	A)	2017	**		A)	2017		**	A)	2017	-133%	125%	44%
2018 2019	* *	~ ~	4)	2018 2019	* *	* *		2018	* *		A)	2018 2019	**	* *	A)	2018 2019	-270%	92%	40% 36%
2019		A)	4)	2019	**	4)	A)	2019	**	4.)	A)	2020			4)	2019	239%	62%	33%
2021	**	**	*)	2021	* *	* >	* >	2021	* *	A.):	* >	2021	**	4.4	A.)	2021	124%	54%	31%
2022 2023	· ·	A P	4)	2022 2023	* *	A >	4)	2022	* *	A)	A)	2022 2023		4)	A)	2022 2023	70%	48% 44%	29% 28%
2024	A)	**	**	2024	* >	**	**	2024	* >	**	**	2024	**	**	**	2024	64%	43%	27%
2025 2026	4 >	**		2025 2026	A >			2025 2026	A)	4.)	**	2025 2026	1 *		**	2025 2026	60% 58%	42% 44%	27% 27%
0.4	50 dwelli 46 Hectare s Gross	e Area: Six ngs (50 Fla ite @(120 D profit: (20%) nn: 50 units p.	ats) PH) dph.	0.	dwellin 46 Hectare s Gross	• Area: Six gs (50 Flat tte @(120 D profit: (20%) n: 50 units p.a	PH) dph.		Absolute Abs	ctare site @(120 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: 50 unit init (rent) & E0 gnability at £1800 Gross profit: (20 Gross from to Interest profit: (20 Gross from the Interest profit: (20 Gross from 150 Gross from	%) s p.a. s p.a. one er unit (interme per unit using ermediate) PH) dph.		dwellin 46 Hectare s Gross	e Area: Six gs (50 Fla iite @(120 E profit: (20%) on: 50 units p.	ts) PH) dph.	a	dwellin 0.46 Hectare s Gross	e Area: Six gs (50 Flat: lite @(120 D) profit: (20%) pn: 50 units p.e.	PH) dph.
0:	Planning ly at £0 per unit (Sustainabilit	g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	6 nit (intermediate) r unit ising	0:	Planning dy at £0 per unit (Sustainabilit	gain at 100% rent) & £0 per ur y at £1800 per rdable Hou ent to Inter	it (intermediate unit sing	0:	Plannir idy at £0 per unit Sustainabili 20% Affo	ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) unit unit	0:	Plannin dy at £0 per unit i Sustainabilit	g gain at 1009 (rent) & £0 per u by at £1800 pe ordable Hou	6 nit (intermediate) r unit u sing	0	Planning by at £0 per unit (n Sustainability 20% Affo 1: 100 (Social F	g gain at 100% ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	t (intermediate) unit s ing mediate)
ı	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP AA	2010	118%	29%	19%
2011 2012	••	A)	4)	2011 2012	• •	4.)	4)	2011	••	A)	A)	2011 2012	••	4.7	4)	2011	316% -314%	33% 40%	21% 23%
2012			4)	2012	- **	*)	4)	2012		4)	4)	2012		1.4	4,	2012	-221%	43%	23%
2014	* *	**	A)	2014	* *	A.)	* >	2014	* *	٠.٠	* >	2014	* *	* *	A)	2014	-77%	63%	26%
2015 2016	**		A)	2015 2016		**	A)	2015			* >	2015 2016		**	A)	2015 2016	-47% -56%	134%	31% 28%
2017	* *	••	* >	2017	* *	**		2017	• •	~ ~	A P	2017	• •	* *	* >	2017	-82%	72%	25%
2018 2019	**	4+	A)	2018 2019	* *	A)	4)	2018	• •	A)	A)	2018 2019		* *	A)	2018 2019	-164% 2069%	54% 43%	22% 20%
2020	**	* >	. >	2020	* *	* >		2020	* *	4.)	A >	2020	**	* >	4.)	2020	140%	36%	18%
2021 2022	A)	4.5	*)	2021 2022	* *	* *	* *	2021	* *	4.7	* *	2021 2022	**	* *	*)	2021 2022	72% 51%	31% 27%	17% 16%
2023	A)	**	**	2023	A 3	**	**	2023	* >	**	**	2023	4.4	**	**	2023	41%	25%	15%
2024 2025	4.)	**	**	2024 2025	* >	**	**	2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	37% 35%	24% 24%	15% 15%
2026	4)		**	2026	*)	**		2026	* >	**	**	2026	*)	**	**	2026	34%	26%	15%
	O dw O site Gro Abs Plannii	ne Area: 0 rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0)			dw O site Gro Abs Plannir	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orgption: 0 eg gain at 0%		Sut	50 0.46 Hec Abs Abs Sidy at E0 per u Sustain 20% 0:100 (S Val dv O sit Gr At	alue Area: dwellings (501 dwellings (501 dwellings) (501 dwellings) (502 dwellings) (202 dwell	lats) DPH) dph. %) s p.a. 100% er unit (interme per unit	diate)	dw O site Gro Ab Planni	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Abs Plannir	ue Area: 0 ellings (0) e @(0) dph. ssprofit: 0 sorption: 0 ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0	
	0% Affor	dable Hous	sing		0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affor	dable Hous	ing
TEST 1	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
0				0			-	0				ó			-	o	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
0			-	0		-		ō				0		-		0	0%	0%	0%
0			-	0		-	-	0	-	-	-	0		-		0	0%	0%	0% 0%
ő				0				0				0				ō	0%	0%	0%
0			-	0		-	-	0	-	-	-	0		-		0	0%	0%	0%
ő	-	-		ő				o	-			o o				ō	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0			-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
U	-		-	0	-	-		0	- ,	- Value Area:		U	-	-	-	U	0%	0%	0%
									F	0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 flanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								

Value Area: Six 50 devellings (50 Flats) 0.46 Hectare site @ (120 DPH) (Gross profit: (25%) Assorption: 50 units p.a. Planning gain at 100% Subaky at 0 per unit ferth 8 to Der unit ferth Sustainability at £1800 per unit 20% Affordable Housing	ermediate) S	dwellin 0.46 Hectare s Gross Absorpti Plannin ubsidy at £0 per unit Sustainabilit 20% Affo	profit: (25%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per ordable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	dwellii .46 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 20% Affe	ne Area: Six ngs (50 Flat site @(120 D profit: (25%) lon: 50 units p. ng gain at 100% (rent) & £0 per un ty at £1800 per prdable Hou	PH) dph. a. iit (intermediate) unit sing	Subsid	dwellin 46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 20% Affo	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ts) DPH) dph. a. a. 6 nit (intermedia r unit using	te) Subsid	dwellir .46 Hectare : Gross Absorpti Plannin y at £0 per unit (Sustainabili 20% Affo	e Area: Six logs (50 Flats site @(120 Di profit: (25%) lon: 50 units p.a. g gain at 100% rent) & £0 per unit ty at £1800 per brdable Hous	PH) dph. t (intermediate) unit sing
70:30 (Social Rent to Intermed TEST 16 SHEET 1	iate)	70: 30 (Social) ST 16 SHEET 1	Rent to Inter	mediate)		16 SHEET 1	Rent to Inter	mediate)): 30 (Social I 16 SHEET 1	Rent to Inte	rmediate)	TEST	0: 30 (Social 16 SHEET 1	Rent to Inter	mediate)
GREENFIELD			INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFORI	
2010 DOWN MIDDLE	UP 201	DOWN 0	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 4247%	MIDDLE 64%	UP 41%
	201		1.	4)	2011	**	**	A } A }	2011 2012	**	**	4.4	2011	-319% -141%	77%	45% 52%
2013	▲ ▶ 201	3	**	A >	2013	**	**	A >	2013	**	**	4.4	2013	-126%	116%	53%
2014	201		**	4 ¥	2014	**	**	A)	2014 2015	•••	**	**	2014	-77% -55%	245% -1969%	63% 78%
2016	4 v 201	6	• •	* >	2016	• •	~ ~	A >	2016	• •	* *		2016	-64%	1715%	70%
	201		**	A)	2017	**		A }	2017 2018		**	(v	2017	-82% -118%	359% 190%	61% 54%
2019	201		**	A)	2019	**	**	A)	2019 2020	**	**	A)	2019	-216% -1238%	127% 97%	48% 43%
2021	202	1 **	4.4		2020	~ ~		4)	2021		**	A)	2020	364%	79%	43%
2022	202 202		A)	A)	2022	**	A)	A }	2022 2023	• •	4.4	A)	2022	168% 116%	67%	37% 35%
2024	202	4	* >		2024	**	4)	* >	2023	- ::	4.*	* >	2024	99%	58%	34%
	202		A)	4)	2025 2026	**	A)	A >	2025 2026	**	4 *	A)	2025	90% 87%	56% 60%	33% 33%
					Sut	50 0.46 Her d Ab: PI ssidy at E0 per u Sustai 20%	alue Area: 3 dwellings (50 f stare site @(120 sross profit: (25 sorption: 50 unit: anning gain at 10 init (rent) & E0 p nability at E1800 6 Affordable Ho	lats) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	ediate)							
Value Area: Six			e Area: Six			Valu	ocial Rent to Int e Area: Six				e Area: Six				e Area: Six	
50 dwellings (50 Flats) 0.46 Hectare site @(120 DPH) of Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (intel a £0 per unit (intel sustainability at £1800 per unit	ermediate) S	0.46 Hectare s Gross Absorpti Plannin ubsidy at £0 per unit Sustainabilit	profit: (17%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per	PH) dph. a. iit (intermediate unit		.46 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	ngs (50 Flat site @(120 D profit: (17%) ion: 50 units p. ig gain at 100% (rent) & £0 per ui ty at £1800 per	PH) dph. a. it (intermediate) unit		46 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	OPH) dph. a. 6 nit (intermedia r unit		46 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabili	ngs (50 Flats site @(120 Dl profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per uni ty at £1800 per	PH) dph. t (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermed		20% Affo 70:30 (Social	rdable Hou Rent to Inter		70	20% Aff	ordable Hou Rent to Inter	sing	70	20% Affo 30 (Social I	rdable Hou	using	70	20% Affo	Rent to Inter	sing
TEST 17 SHEET 1	TE	ST 17 SHEET 1		,	TEST	17 SHEET 1				17 SHEET 1		,	TEST	17 SHEET 1		
	UP	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	201		A)	4)	2010	**	4)	A }	2010 2011	**	4.7	4)	2010	141%	50% 56%	36% 39%
2012	▲ ▶ 201	2	.,	* >	2012	**	A)	* >	2012	**	* *	A >	2012	1065%	66%	43%
2013	201	4	* *	4)	2013	**	**	A >	2013 2014	**	**	A)	2013	3963% -241%	70% 96%	43% 49%
	▲ ▶ 201		* *		2015	* *	~ ~	A >	2015	**	* *	A >	2015	-118%	163%	57%
2016	201 201	7 ••	**	A)	2016	• • •		A }	2016 2017		**	A >	2016	-154% -280%	141%	53% 48%
2018	201		* *	A)	2018 2019	••		A }	2018 2019	••	• •	A)	2018	-2151%	88%	44% 41%
2020	▲ ▶ 202	0	4)	A)	2020	• •	A)	4.5	2020	**	**	A >	2020	170%	64%	38%
2021	202		4)		2021	**	A)	A >	2021 2022	**	4.4	A >	2021	110% 83%	57% 51%	35% 33%
2023	A A 202	3 🔺	**		2023	A >	**	**	2023	**	**		2023	71%	48%	32%
	A A 202		**		2024	A >		**	2024 2025	1.4	**		2024	65%	46% 46%	31% 31%
2026	A A 202	6	**	**	2026	*)	alue Area:	**	2026		**	**	2026	61%	48%	31%
Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Planning pain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 18 SHEET 1	TE	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0 rdable Hous 0	sing		Abbisidy at E0 per u Sustai 2009 70:30 (S Val dv O sit Gr Al Plann S Sustai	ctare site @(120 Gross profit: (17' corption: 50 units anning gain at 10 init (rent) & penability at £1800 & Affordable Hocial Rent to Int ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 osoptlon: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	(s) p.a. 10% er unit (interme per unit using ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 innability at 0 rdable Hou 0	sing	TEST	dw O sit Gre Ab Planni Si Sust	ue Area: 0 vellings (0) e @(0) dph. sos profit: 0 complete the compl	ing
GREENFIELD			INDUSTRIAL1				INDUSTRIAL2		ļ		PDL			REDU	CTION TO AFFORI	
DOWN MIDDLE	UP 0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	- 0	-	-	-	0	-		-	0	-		-	0	0%	0%	0%
0	- 0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	- 0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	- 0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0	- 0 0	-		-	0		-		0	-	-	-	0	0%	0%	0%
0	- 0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	- 0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	- 0				0	-			0	-		-	0	0%	0%	0%
0	0				0			-	0		-		0	0%	0%	0%
						F	Value Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Subsidy at 0 Sustainability at Affordable Ho									

Value Area: 0				
	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
EST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
				0 0% 0% 0%
				0 0% 0% 0%
1 1 1			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
			0	0 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0% 0% 0%
	0			0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0		
		0 dwellings (0) 0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0%		
		Subsidy at 0		
		Sustainability at 0		
		0% Affordable Housing		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0
0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (O) O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	olvellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsky at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subskiy at 0 Sustainability at 0 O% Affordable Housing 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSA Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUAL2	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL	dwellings (0) 0 site @(0) dph. 6ross profit: 0 Absorption: 0 Flanning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REQUETION TO AFFORDABLE
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MINDUE UP
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSA Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 NOUSTRUAL2	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP ON ON ON ON
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MOUSTRUAL2 DOWN MOOLE UP 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidily at 0 OSA Affordable Housing OSEST 20 SHEET 1 OREENPIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Substiy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	dwellings (0)	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 EDUCTION TO AFFORDABLE DOWN MIDDLE UP O 0% 0% 0% 0% O 0% 0% 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O EST 20 SHEET 1 DOWN MIDDRE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MOUSTRUAL2 DOWN MOOLE UP 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidily at 0 OSA Affordable Housing OSEST 20 SHEET 1 OREENPIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 % Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDUSTRIAL1 DOWN MIDDUSTRIAL1 0 0 0	dwellings (0)	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subasity at 0 O 0 O 0 EST 20 SHEET 1 CREENFIELD DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0)	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDET UP 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O O	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 PDL DOWN MIDDLE UP O O O O	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 Sustainability at 0 GREENFIELD GREENFIELD GREENFIELD DOWN MODULE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustanability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDOLE UP	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MODLE UP 0 0 0 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	dwellings (0) 0 Site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 Sustainability at 0 GREENFIELD GREENFIELD GREENFIELD DOWN MODULE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustanability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDOLE UP	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFELD DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'6 Affordable Housing O'7 Affordable Housing O'8 Affordable Housing O'9 Aff	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MODLE UP 0 0 0 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP O O O O	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) 0 site @(0) 0 n cross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 O% Affordable Housing 0 O% Affordable Housing 0 O% Affordable Housing 0 O% O% O% O% O% O% O%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFELD DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'6 Affordable Housing O'7 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'8 Affordable Housing O'9 Aff	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MODLE UP 0 0 0 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFELD DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'% Subsidy at 0 Sustainstellity at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MIDUSTRIAL2 DOWN MIDUSTRIAL2 O	Oste @(0)	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainbility at 0 O'6 Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O O O O	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0)	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Sustainbility at 0 O'6 Affordable Housing O TEST 20 SHEET 1 DOWN MICOLE UP O O O O	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MDUSTRUL2 O	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0)	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O96. Affordable Housing DOWN MODIE DOWN MO	dwellings (0) 0 site @(0) dph.	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MDUSTRUL2 O	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.

Figure 68 – Sensitivity Testing

Value Area: Seven 50 dwellings (50 House 3.33 Hectare site @(20 DPI	s)	50 dwelli	Area: Sever	es)	3		Area: Seve gs (50 Hous	es)	3		Area: Seve	ses)			Area: Sever	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Gros Absorpi Planni	s profit: (20%) tion: 50 units p.a ng gain at 100%	a.		Gross Absorption	profit: (20%) on: 50 units p. g gain at 100%	a.		Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	a. 6		Gross Absorption	profit: (20%) on: 50 units p.a g gain at 100%	ı.
Subsidy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per unit 10% Affordable Hous 70:30 (Social Rent to Intern	unit sing nediate)	10% Aff 70:30 (Social	ity at £1800 per ordable Hou	unit sing	70	10% Affo 30 (Social I	y at £1800 per rdable Hou	unit Ising	70	10% Affo :30 (Social I	y at £1800 per rdable Hou	r unit using	7/	10% Affo 0:30 (Social F	y at £1800 per rdable Hou:	unit sing
TEST 1 SHEET 1 GREENFIELD		EST 1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST		CTION TO AFFORI	DABLE
DOWN MIDDLE	UP 20	DOWN 110	MIDDLE	UP	2010	DOWN	MIDDLE	UP (v	2010	DOWN	MIDDLE	UP	2010	DOWN 298%	MIDDLE 29%	UP 19%
011	* * 20 * * 20		**	1+	2011	**	**	**	2011 2012	**	**	**	2011	-280% -84%	34% 44%	21% 24%
013	• • 20 • • 20	113	**	4.4	2013	**	**	**	2013 2014	**	* *	**	2013 2014	-74%	48%	24% 28%
015	→ → 20	15			2015	• •	**	**	2015		**		2015	-42% -29%	574%	35%
016 ** **	▼ ▼ 20	117	**		2016 2017	••	**	**	2016 2017	**	**	**	2016 2017	-34% -45%	255% 118%	32% 28%
018	• • 20 • • 20	19 🕶	* *	1+	2018	**	* *	4.4	2018 2019	**	* *	**	2018	-69% -151%	72% 53%	25% 22%
020	• • 20 • • 20	20	••	A)	2020	• •	• •	1 *	2020 2021	••	• •	••	2020	868% 118%	42% 35%	20% 19%
022	4 ▼ 20	22		* >	2022	**	**	A >	2022	**	**	**	2022	66%	30%	17%
023		24	**	*)	2023	••	**	A)	2023 2024	**	**	**	2023 2024	49% 43%	28% 26%	17% 16%
025	4 ▼ 204 ▼ 20	26	**	4)	2025 2026	* *	* *	A)	2025 2026	• •	* *	**	2025 2026	40% 39%	26% 27%	16% 16%
Value Area: Seven 50 dwellings (50 House 3.33 Hectare site e(20 DH Gross profit: (20%) Absorption: 30 units p. at 100% Subsitys at 100% Subsitys at 100% Subsitys at 100% For 10% Affordable Hous 70.30 (Social Rent to Inter	S) H) dph. t (intermediate) Sunit	50 dwelli 3.33 Hectare Gros Absorp Planni Subsidy at £0 per unit Sustainabil	ity at £1800 per ordable Hou	es) PH) dph. a. iit (intermediate unit sing	3 s) Subsi	Pla sidy at E0 per un Sustain 10% 70:30 (S Value 50 dwellin .33 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	ability at £1800 Affordable Ho colal Rent to Ho Area: Seve gs (50 Hous Site @(20 U profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	oom er unit (interme per unit susing ermediate) PH) dph. a. b) alt (intermediate) it (intermediate) unit (intermediate)	3.	50 dwellin 33 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per uity at £1800 per prdable Hou	ses) PH) dph. a. 6 nit (intermediate runit	e) Subsid	50 dwellin 3.33 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	es) PH) dph. i. it (intermediate unit sing
EST 2 SHEET 1		EST 2 SHEET 1		mediate)		2 SHEET 1		mediate)		2 SHEET 1		mediate)	TEST	2 SHEET 1		
GREENFIELD DOWN MIDDLE	UP	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	Ⅎ	DOWN	MIDDLE	UP
010	· · 20		**	(*	2010	• •	**	**	2010 2011	**	**	**	2010	1077% -154%	30% 37%	20% 22%
012	• • 20 • • 20	112	**	4 *	2012	**	* *	* *	2012 2013	**	* *	**	2012	-77% -58%	45% 57%	24% 25%
114	* * 20 * * 20		••	••	2014 2015	• •	••	**	2014 2015	· ·	• •	••	2014 2015	-35%	126%	30% 33%
016	· · 20	16			2016	• • •	**	**	2016	•	• •		2016	-31%	186%	30%
017	* * 20 * * 20	118	**	(*	2017	**	**	**	2017 2018	**	**	**	2017	-50% -83%	97% 64%	27% 24%
019	* * 20 * * 20		**	A)	2019	• •	• •	(*	2019 2020	••	• •		2019	-240%	48% 39%	22% 20%
21	4 ▼ 20	21	- ;;		2021		;;	(+	2021	- ;;	**	- ;;	2021	93%	33%	18%
022	4 ▼ 204 ▼ 20		**	A)	2022	**		A)	2022 2023	**	**	**	2022	58% 47%	29% 27%	17% 16%
023 · · · · · · · · · · · · · · · · · · ·	4 ▼ 20		**	A)	2024	• •	• •	A)	2024 2025	••	**	••	2024	41% 39%	26% 26%	16% 16%
026		26	**	4)	2025	• •	ue Area: Se	A P	2025	• • •	• •		2026	39%	28%	16%
Value Area: Sever 50 dwellings (50 House 3.33 Heier (20%) Gross profit: (20%) Absorption: 70 units pa Planning gain at 10.8	s) H) dph.	50 dwelli 3.33 Hectare Gros Absorp Planni	e Area: Sever ngs (50 House siste @(20 DF s profit: (20%) lion: 70 units p.e. ng gain at 100%	es) PH) dph. a.	3	G Abs Pla sidy at E0 per ur Sustain 10% 70:30 (5c Value 50 dwellin .33 Hectare Gross Absorpti Plannin	ability at £1800 Affordable Ho colal Rent to Int Area: Seve g(50 Hous site @(20 D profit: (20%) on: 70 units p. g gain at 100%	%) is p.a. s p.a. Doown per unit (interme per unit susing ermediate) n es) PH) dph. a.	3.	50 dwellin 33 Hectare Gross Absorpti Plannin	profit: (20%) on: 70 units p. g gain at 100%	ses) PH) dph. a.		50 dwellin 3.33 Hectare : Gross Absorptio Planning	profit: (20%) on: 70 units p.a g gain at 100%	es) PH) dph.
Subsidy at £0 per unit (rent) & £0 per unit Sustainability at £1800 per unit 10% Affordable Hous 70: 30 (Social Rent to International Subsection 100 Subsect	unit s ing nediate)	Subsidy at £0 per unit Sustainabil 10% Aff 70:30 (Social EST 3 SHEET 1	ity at £1800 per ordable Hou Rent to Inter	unit sing	70	Sustainabilit 10% Affo 0:30 (Social I 3 SHEET 1	y at £1800 per rdable Hou Rent to Inter	unit Ising	70	Sustainabilit 10% Affo 1:30 (Social I 3 SHEET 1	ry at £1800 per ordable Hou Rent to Inter	r unit using	7	10% Affo 0:30 (Social F 3 SHEET 1	y at £1800 per rdable Hou: Rent to Inter	unit s ing mediate)
GREENFIELD DOWN MIDDLE	UP 20	DOWN	INDUSTRIAL1 MIDDLE	UP	00.1	DOWN	INDUSTRIAL2 MIDDLE	UP	004-	DOWN	PDL MIDDLE	UP	2010		MIDDLE 29%	UP
010	▼ ▼ 20	11	***	1 *	2010			**	2010 2011	- ;;	**	**	2011	-443%	33%	19% 21%
013	▼ ▼ 20	113	÷.	1,4	2012		_;;	- ; ;	2012	**	- ;;	- ;;	2012	-82%	44% 49%	24% 25%
014	* * 20 * * 20	115	**	- ::	2014 2015	- ; ;	**	**	2014 2015	**	**	- ::	2014 2015	-46% -28%	76% 1538%	28% 37%
016	* * 20 * * 20	17 🔻 🔻	**	- 55	2016 2017			**	2016 2017	**			2016 2017	-32% -42%	389% 144%	33% 29%
018	* * 20 * * 20	119	, , ,	17	2018 2019	**	**	1 *	2018 2019	**	**	- ;;	2018 2019	-61% -116%	82% 57%	26% 23%
020	* * 20 * * 20	21	**	A)	2020 2021	**	**	(*	2020 2021	**	**	**	2020 2021	-1170% 150%	45% 37%	21% 19%
22	4 ▼ 204 ▼ 20	23	**	A)	2022 2023	**	**	A)	2022 2023	**	**	**	2022 2023	74% 51%	32% 28%	18% 17%
24	↑ ▼ 20	25	**	A)	2024 2025	••	- ;;	A)	2024 2025	**	**	- ; ;	2024 2025	45% 41%	27% 26%	16% 16%
26		26	• •	4)	2026	Val	ue Area: Se	A P	2026	••	• •	**	2026	39%	27%	16%
					Sub	50 di 3.33 Hec G Absi Pla sidy at E0 per ui Sustain	vellings (50 Hor tare site @(20 ross profit: (20 orption: 70 unit nning gain at 1	uses) DPH) dph. %) s p.a. DD% eer unit (interme	diate)							



50 dw 3.33 Hect 4 Abs Pl. Subsidy at £25000 p Sustali	vellings (50 Houtare site @(20 I Gross profit: (20%; sorption: 50 units; anning gain at 100 er unit (rent) & £22000 p nability at £1800 p Affordable Ho	Ses) DPH) dph. 1. 3.a. % er unit (intermediater unit)		dwelling 3.33 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. unit (intermedia		dwelling 33 Hectare Gross Absorpt Plannin at £25000 per uni Sustainabil	Area: Seve gs (50 House site @(20 E s profit: (20%) ion: 50 units p ng gain at 100°; (rent) & £22000 p ity at £1800 pe ordable Ho	es) PH) dph. a. 6 r unit (intermediate		dwelling .33 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili:	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dphas r unit (intermedier unit		dwelling 3.33 Hectare Gross Absorpti Plannin by at £25000 per unit Sustainabili	profit: (20%) ion: 50 units p.a ig gain at 100%	PH) dph. a. unit (intermediate unit
70:30 (So	cial Rent to Inte	ermediate)		0:30 (Social I				0:30 (Social	Rent to Inte			:30 (Social I				0:30 (Social	Rent to Inter	mediate)
TEST 7 SHEET	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL		TEST	7 SHEET 1 REDU	ICTION TO AFFOR	
2010 DOWI	N MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 196%	MIDDLE 22%	UP 15%
2011	• •	• •	2011	• •	• •	4.4	2011	• •	• •	(*	2011	• •	~ ~	• •	2011	-182%	25%	17%
2012	**		2012	• •	* *	1.0	2012	• •	**	* *	2012 2013	• • •			2012	-55% -48%	33% 36%	19% 19%
2014	• •	* *	2014	* *	**	* *	2014	* *	* *	* *	2014 2015	* *	~ ~	**	2014	-27%	64%	23% 28%
2016	• • •	**	2016	**	**		2016	**	**	**	2016	**		***	2016	-19%	427% 191%	28%
2017	• •	**	2017 2018	**	• •	1 *	2017 2018	••	••	• •	2017 2018	• •	••	••	2017 2018	-32% -49%	88%	23% 20%
2019		**	2019	• •	**	A >	2019	**	**	(*	2019	**		**	2019	-110%	41%	19%
2020	**	1 *	2020	**	* *	*>	2020	**	**	1.4	2020	**		**	2020	644% 88%	33% 28%	17% 16%
2022	**	1 *	2022	**	**	* >	2022	* *	* *	* >	2022	**	~ ~	**	2022	50%	24%	15%
2023	**	1.4	2023	••	(*	A)	2023	**	**	A }	2023	**		**	2023	38% 34%	22% 22%	14% 14%
2025	**	4 🕶	2025	**	(*	A >	2025	• •	**	A F	2025	* *	~ ~	**	2025	31%	21%	14%
2026	**	1 *	2026	* *	* *	*)	2026		lue Area: S	aven	2026	* *	**	**	2026	31%	22%	14%
50 dw 3.33 Hect Abs Pl. Subsidy at £36000 p Sustain 10%	alue Area: Sev vellings (50 Hou tare site @(20 I Gross profit: (20% sorption: 50 units p anning gain at 100 er unit (em) a £24400 p nability at £1800 p Affordable Ho cial Rent to Inte	ses) DPH) dph. b.a. wer unit (intermediate or unit unit using	e) Subsidy	dwelling 3.33 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per prdable Hou	S) PH) dph. a. unit (intermedia unit	ite) Subsidy	70:30 (\$\footnote{3}\$ Value dwelling (\$\footnote{3}\$ Absorpt Planning at £36000 per unit \$\footnote{3}\$ Ustainabili 10% Affice	nability at £180 6 Affordable H iocial Rent to In Area: Seve gs (50 House site @(20 E s profit: (20%) ion: 50 units p ng gain at 100% (vent) & £24000 p ty at £1800 pe ty at £1800 pe Rent to Inter	eversing termediate) th th th S PH) dph. a. a. 6 6 r unit (intermediate r unit	s) Subsidy	dwelling .33 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili:	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. .a. .a. .a. .a. .a. .a. .a.	ate) Subsid	dwelling 3.33 Hectare Gross Absorpti Plannin by at £36000 per unit Sustainabili	s profit: (20%) ion: 50 units p.: ig gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. a. unit (intermediate unit sing
TEST 8 SHEET	1			8 SHEET 1		mediate)		8 SHEET 1		i i i i eulate)		8 SHEET 1		illieulate)		8 SHEET 1		
DOW	GREENFIELD N MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	**	4.4	2010	* *	~ ~	* >	2010	**	~ ~		2010	**	~ ~	~ ~	2010	161%	19%	14%
2011	**	**	2011 2012	• • •	* *	1 *	2011	**	**	**	2011 2012	**		**	2011	-148% -44%	22% 29%	15% 17%
2013		**	2013 2014	**	**	4+	2013	**	**	**	2013 2014	**		**	2013	-39% -22%	31%	17% 20%
2015		**	2015	• •	**		2015	**	**	**	2015	**	Ü	**	2015	-16%	377%	25%
2016	**	**	2016	**	* *		2016	**	**	* *	2016 2017	**			2016	-20% -27%	169% 78%	23% 21%
2018	• •	**	2018	**	• •	(v	2018	• •	• •	• •	2018	• •	~ ~	• •	2018	-42%	50%	19%
2019	**		2019	• •	**	*>	2019	• •	**	(*	2019 2020	• • •			2019	-95% 568%	37% 30%	17% 16%
2021	**	1+	2021 2022	**	**	A)	2021	••	**	A)	2021 2022	**	**	**	2021	78% 46%	26% 22%	15% 14%
2023		4.4	2023		4.4	A >	2023	**	**	A.):	2023	**		**	2023	35%	21%	14%
2024	**	1 *	2024	**	1 *	4)	2024 2025	**	**	A }	2024	**		**	2024	31% 29%	20%	13% 13%
2026	**	1.4	2026	**	**	A)	2026	**	lue Area: S	* >	2026			***	2026	28%	21%	13%
o% <i>i</i>	Value Area: 0 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Palanning gain at 0° Subsidy at 0 Subsidy at 0 Subsidy at 0 Affordable Hot 0	5		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 disability at 0 ridable Hous 0	sing		3.33 He Ab Pl at £36000 per t Sustai 109 70:30 (S Val Ci Gr Al Plann S Sustai S Sustai O Affc	wwellings (50 Hz	DPH) dph. %) s p.a. 00% 000 per unit (in 0 per unit busing termediate)		Vali dw 0 sit Gro Ab Planni Si Susta 0% Affo	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw 0 sit Gre Ab Planni Si Susti 0% Affo	ue Area: 0 vellings (0) e @(0) dph. ossorption: 0 ing gain at 0% ainability at 0 rdable Hous 0	sing
TEST 9 SHEET	1 GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	ICTION TO AFFOR	DARLE
0 DOWI		UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0 -			0		-		0	-		-	0				0	0%	0%	0%
ŏ =			0				0				o				ő	0%	0% 0%	0% 0%
0 -			0		-		0				0		-		0	0% 0%	0%	0% 0%
0 -			0				0				0	-	-	-	0	0%	0%	0%
ŏ -		-	0	-	-	=	0				o		-		ő	0%	0%	0%
0 -		-	0	-	-	-	0		-		0		-	-	-0	0%	0%	0% 0%
0 -	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			0		-		ő	-			o o	-			ŏ	0%	0%	0%
U _	-	-	0	-	-		0	-	- Value Area	0	U	-	-	-	U	0%	0%	0%
									O dwellings (0 O site @(0) dp Gross profit: Absorption: 0 Planning gain at Subsidy at 0) n.) 0%								

Value Area: 0 0 0 dwellings (0) 0 site @(0) (ph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Sustainability at 0 O'S Affrordable Housing 0 O'S Affrordable H	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 EST 10 SHEET 1 DOWN MICOLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% After dable Housing 0 TEST 10 SHEET 1 NDUSTRIA2 DOWN MODLE UP 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 10 SHEET 1 DOWN MIDOLE UP	Value Area: 0					
GREENFIELD DOWN MDDLE UP 2010 2011 2012 2013 2014 2016 2016 2016 2017 2018 2019 2020 2020 4 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	Value Area: Seven	Planning gain at 0% Subsidy at 0 Sustainability at 0 Office Affordable Housing 0 Value Area: Seven dwellings (50 Houses) 3.33 Hectare site @(20 DPH) dph. Cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 15 pre unit freely at 10 pre un	2014	Value Area: Seven Owner	2023	Value Area: Seven dwellings (50 Houses)	2022 2026 Value Area: Seven 50 sheelings (100 Houses) 3.33 Hectare site of (20 DPH) ght. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (rent) & E0 per unit (interme	2023	2023 46% 27% 16% 2024 41% 26% 16% 2025 38% 25% 16% 2026 37% 27% 16% Value Area: Seven dwellings (50 Houses)
GREENFIELD DOWN MIDDLE UP	3.33 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermedate Sustainability at £0 per unit 10% Affordable Housing 70: 30 (Social Rent to Intermediate) EST 12 SHEET 1 INDUSTRUAL! DOWN MIDDLE UP	3.33 Hoctare site @(20 DPH) dph. Gross profit; (20%) Absorption: 50 units p.a. Planning gain at 100% Subidly at 0 per unit (ron) & 0 per unit (ron) & 10 per unit 100% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 12 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	3.33 Hectare site @(20 DPH) dph. Gross porfit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 10 per unit (rent). 4 to per unit (rent). 4 to per unit (rent). 10% Aftordable Housing 70: 30 (50-cial Rent to Intermediate) TEST 12 SHEET 1 DOWN MIDDLE UP	3.33 Hectare site @(20 DPH) dph. Gross portit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subuidy at 10 per unit (rent) 8, 10 per unit (intermediate) Sustationability at 10 per unit 10% Affordable Housing 70:30 (Social Rent to intermediate) TEST 12 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP 2010 109: 27% 19%					
2011	1011	2011	2011	2011 1-226% 22% 20% 20% 20% 2012 1-11% 40% 22% 22% 20% 2013 2-11% 40% 22% 22% 2014 44% 22% 22% 2014 2-11% 2015 1-22% 2016 2016 2016 2016 2016 2016 2016 2016					
2025	224 - 1	2026 Value Area: Seven 50 dwellings (50 Houses) 3.3 Hectare site of (20 DPH) diph decopped pairs of the pair of	2025	2024 4096 2596 1696 2025 3796 2596 1696 2026 3696 2696 1696					

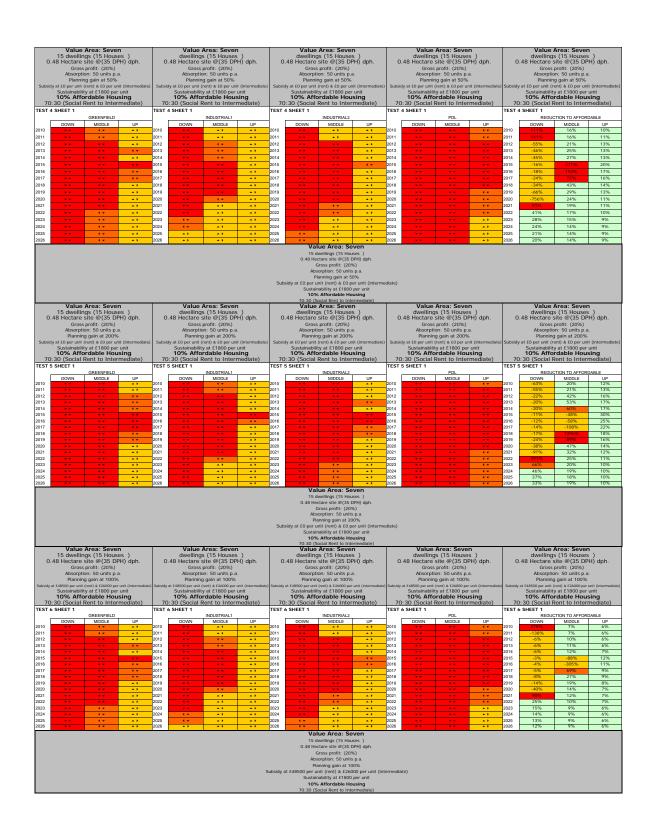
Subsid	Value Area: Seven 50 dwellings (50 Houses) 33 Hectare site @ (20 DPH) dp Gross profite; (20%) Panning gain at 1000° yes 150 gain at 1000° yes 150 gain at 1000° 10% Affordable Housing 550 (Social Rent to Intermedia 3.5HEET 1	rmediate) Su	dwelling 3.33 Hectare Gross Absorpt Plannir bsidy at £0 per unit Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per uni ty at £1800 per ordable Hous	H) dph. (intermediate unit	Subsi	dwelling 3.33 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. bit (intermediate) r unit	Subsid	dwelling .33 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. init (intermediate r unit unit unit unit unit unit unit unit	e) Subsid	dwellings 3.33 Hectare s Gross p Absorptio Planning y at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a gain at 100% ent) & £0 per uni / at £1800 per rdable Hous	H) dph. t (intermediate) unit
	GREENFIELD			INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	TION TO AFFORE	
2010	DOWN MIDDLE L	UP 2010		MIDDLE	UP A P	2010	DOWN	MIDDLE	UP (•	2010	DOWN	MIDDLE	UP	2010	DOWN 267%	MIDDLE 25%	UP 17%
2011 2012	** ** **	201		**	17	2011			**	2011 2012	**	**		2011	-251% -76%	30% 39%	18% 21%
2013	** ** *	201:	3	~ ~	1.	2013	• •	••	~ ~	2013	• •	* *	~ ~	2013	-66%	42%	21%
2014 2015	** ** **	201		**		2014	**	**	**	2014 2015	**	**		2014	-37%	76% 504%	25% 30%
2016	** ** *	2010		~ ~	••	2016	••	••	**	2016	• •	* *	••	2016	-30%	223%	27%
2017 2018	** ** **	201		**	1.	2017	• • •	**	**	2017 2018	• •	**		2017 2018	-40% -61%	102% 63%	24% 21%
2019 2020	** ** *	2019	• • •	**	A)	2019	~ ~	~ ~	(*	2019 2020	* *	**	~~	2019	-132%	46% 37%	19% 17%
2021		202	~ ~		4)	2021			1.	2021	**	**		2021	102%	30%	16%
2022 2023	** ** **	202		**	4)	2022	**	**	A)	2022 2023	**	**		2022	57% 43%	26% 24%	15% 14%
2024	** **	202		**	4)	2024	• • •		A)	2024	**	**		2024	38%	23%	14%
2025 2026		202		**	4)	2025 2026	• •	**	A)	2025 2026	**	* *		2025 2026	35% 34%	23% 24%	14% 14%
Subsid O:1 TEST 1 2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021		TES UP V 2011 dwelling 3.33 Hectare Gross Absorpt Plannit bsidy at £0 per unit Sustainabilf 1.0% AFD 1.00 (Social Tr. 14 SHEET) DOWN DOWN	profit: (20%) on: 50 units p.a. g gain at 100% (cent) & 60 per units ty at £1800 per vordable House Rent to Intern INDUSTRIAL1	UP Output UP Output Output UP Output Ou	2010 2011 2012 2013 2014 2015 2016 2017 2017 2018 2019 2019 2020 2021	Sustainabil 100 Social 100 Social 110 Social	wability at £1800. Affordable Hoolal Rent to Int Affordable Hoolal Rent to Int Affordable Hoolal Rent to Int Affordable Hoolal Rent (20%) on 50 units p. g gain at 1009 (em) & £0 per (e	unit (intermediate) per unit (intermediate) n s s) per linit (intermediate) n s s) per linit (intermediate) n int (intermediate) n int (intermediate) n int (intermediate) n int (intermediate)	0: TEST 2010 2011 2012 2012 2013 2014 2015 2016 2017 2018 2019 2020 2020 2021	.33 Hectare Gross Absorption Plannin dy at Epper Henrin Sustainabilities Sustainabilities Sustainabilities 100 (Social 11 14 SHEET 1	profit: (20%) profit: (20%) profit: (20%) profit: 1007 pr	ss) PH) dphaaaaaaaaa	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2020 2021	3.33 Hectare switches with the second state of	zoofit: (20%) zoofit: (20%) zoofit: (20%) zoofin at 100% zoofin at 100% zoofin at 100% zoofin at 1100% zoofin) H) dph. H) dph. ((intermediate) unit unit unit unit unit unit unit unit	
2022	** ** (202		4.4	* >	2022	**	**	A)	2022	* *	**	**	2022	36%	16% 14%	8%
2023 2024	** ** **	202		1.	4)	2023	**	**	A)	2023 2024	**	**		2023 2024	27% 23%	14%	8% 8%
2025 2026	** ** **	202		(*	A)	2025	**	**	A)	2025 2026	**	**		2025 2026	22% 21%	14% 15%	8% 8%
TEST 1	Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gin at 0% Subsidy at 0 Sustainability at	TF	dv O sit Gr At Plann Si Sust	ue Area: 0 vellings (0) e @ (0) dph. e @ (0) dph. e @ (0) dph. soorption: 0 ing gain at 0% ubsidy at 0 inability at 0 rdable Hous 0	ing		50 d 3.33 He sidy at E0 per u Sustain 104 0-100 (S Val dy 0-100 (S Fan At Plann S Sust	ue Area: \$5 or the wellings (50 Hotare site @(20 fress profit: (20 orption: 50 unit unning gain at 10 hability at £10 hability at £10 hability at £100 or the wellings (0) e @(0) dph. vellings (0) e @(0) dph. or the wellings (0) ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou 0	uses) DPH) dph. %) is p.a. D0% Her unit (interme per unit pussing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 dable Hou 0	sing	TEST	dwe O site Gros Abs Plannin Sut Sustai	e Area: 0 ellings (0) @ (0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	ing
IEST 1	GREENFIELD			INDUSTRIAL1		IEST		INDUSTRIAL2		IEST		PDL	1	IEST	REDUC	TION TO AFFORE	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		UP	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN 076 07% 07% 07% 07% 07% 07% 07% 07% 07% 07%	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
							F	Jalue Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

50 dwellin 3.33 Hectare : Gross Absorpti Plannin, Subsidy at £0 per unit (Sustainabilit 10% Affo	Area: Seven gs (50 Houses site @ (20 DPH) profit: (25%) on: 50 units p.a. g gain at 100% rent) & £0 per unit (in y trable Housin Rent to Intermed	dph. stermediate) t	Subsid	dwelling: 33 Hectare s Gross Absorptio Planning	profit: (25%) in: 50 units p.i j gain at 100% rent) & £0 per ur j at £1800 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsid	dwelling .33 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 10% Affo	Area: Seve gs (50 House site @(20 D profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) sing	Subsid	dwelling .33 Hectare : Gross Absorption Planning dy at £0 per unit (profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. bit (Intermediate unit) unit	e) Subsid	dwelling 3.33 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	id) dph. id) dph. id) distribution of the control
TEST 16 SHEET 1			TEST 1	6 SHEET 1			TEST	16 SHEET 1				16 SHEET 1			TEST	16 SHEET 1		
DOWN	GREENFIELD	UP	Г	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
2010	**		2010 2011	~ ~	**	4.4	2010	~ ~	~ ~	(*	2010 2011	••	~ ~	**	2010	-132%	36% 45%	21%
2012	**		2011		**	**	2011		**	**	2011			**	2011	-65% -41%	45% 68%	24% 28%
2013	**		2013 2014	**	**	• •	2013 2014	**	**	* *	2013 2014	••	**	**	2013 2014	-38% -26%	81% 462%	28% 35%
2014	**		2014				2014			**	2014			**	2014	-20%	-117%	47%
2016	**		2016	~ ~	~ ~	**	2016	~ ~	~ ~	* *	2016	**	**	**	2016	-23%	-166%	40%
2017	**		2017 2018	**	* *	**	2017			**	2017 2018			**	2017	-28% -37%	-1120% 208%	34% 29%
2019	**		2019	**	~ ~	(*	2019	~ ~	**	* *	2019	~ ~	V V	• •	2019	-56%	93%	25%
2020	**		2020 2021	**	**	4+	2020 2021		**	(*	2020 2021	**	**	**	2020	-108% -1104%	62% 47%	23% 20%
2022	* *	• •	2022	**	**	* >	2022	**	**	(*	2022	**	~ ~	**	2022	159%	38%	19%
2023	**		2023 2024	**	**	A }	2023 2024	**	**		2023 2024		**	**	2023	81% 64%	33% 32%	18% 17%
2025	V V	· ·	2025	**	**	A >	2025	**	**	(+	2025		**	**	2025	57%	31%	17%
2026	**	· ·	2026	* *	**	A)	2026	· ·	ue Area: Se	(*	2026	~ ~	~ ~	**	2026	54%	33%	17%
50 dwellin 3.33 Hectare : Gross Absorptic Plannin; Subsidy at £0 per unit (Area: Seven gs (50 Houses site @(20 DPH) profit: (17%) on: 50 units p.a. g gain at 100% rent) & £0 per unit (in y at £1800 per unit (in rdable Housin	ntermediate)		dwelling: 33 Hectare s Gross Absorptio Planning v at £0 per unit (profit: (17%) n: 50 units p.; gain at 100%	s) PH) dph. a.	3	Pissidy at £0 per u Sustair 109% 70:30 (S Value dwelling .33 Hectare Gross Absorpt Plannir	orption: 50 unit inning gain at 11 init (rent) & £0 p hability at £1800 p hability at	oo% er unit (interme per unit ussing ermediate) n S) PH) dph. a.	3	dwelling .33 Hectare : Gross Absorption Planning dy at £0 per unit 6	profit: (17%) on: 50 units p. g gain at 100%	s) PH) dph. a. bit (intermediate		dwelling 3.33 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100%	H) dph. t (intermediate unit
70:30 (Social F	Rent to Intermed	diate)	70:	:30 (Social F	ent to Inter	mediate)	70	:30 (Social	Rent to Inter	mediate)	70	:30 (Social F	Rent to Inter	mediate)	70	0:30 (Social F		
TEST 17 SHEET 1	GREENFIELD		TEST 1	7 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1 REDUC	CTION TO AFFORI	DABLE
DOWN	MIDDLE	UP	[DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	**		2010 2011		**	A)	2010		**	A)	2010 2011			**	2010	113% 413%	26% 30%	18% 20%
2012	· ·	**	2012	* *	**	4 🕶	2012	**	**	**	2012	~ ~	~ ~	**	2012	-184%	37%	22%
2013	**		2013 2014	**	**	1 *	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	-143% -59%	40%	22% 26%
2015	**	* *	2015	~ ~	**	**	2015	· ·	**	* *	2015	••	**	~ ~	2015	-37%	144%	31%
2016	**		2016 2017	**		1.0	2016	**	**	**	2016 2017	**	**	**	2016	-45% -65%	110% 74%	28% 26%
2018	• •	* *	2018	**	* *	4.*	2018	**	**	(*	2018	~ ~	••	**	2018	-122%	54%	23%
2019	**		2019 2020		**	A }	2019		**	(*	2019 2020			**	2019	-1226% 156%	43% 36%	21% 19%
2021	**	(v	2021	**	• •	* >	2021	**	**	* >	2021	••	**	••	2021	74%	31%	18%
2022	**		2022 2023			A)	2022		**	A)	2022 2023		**		2022	51% 41%	27% 25%	17% 16%
2024	· ·	. ←	2024	**			2024	**	**	* >	2024	~ ~	* *	**	2024	37%	24%	16%
2025	**		2025 2026		1 *	A)	2025			A)	2025 2026			**	2025	34%	24% 25%	15% 15%
O dv O site Gro Ab: Planni Su	ie Area: 0 vellings (0)		dw O site Gro Abs Plannir Su Susta	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% boidy at 0 nability at 0		Sub	3.33 He Abs Plant Sidy at E0 per u Sustain 10% 70:30 (S Val dv 0 sit Gr Ab Plann S Sustain	wellings (50 Ho) ctare site @(20 cross profit: (17 corption: 50 unit nning gain at 1 nit (rent) & E0 p hability at E1800 • Affordable Ho coial Rent to Int ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oscrption: 0 ing gain at 0% ubsidy at 0 alinability at 0 alinability at 0	DPH) dph. (6) is p.a. is p.a. ionic per unit (interme per unit using urmediate)	ediate)	dw O site Gro Ab: Planni Su Susta	ie Area: 0 ellings (0) e@(0) dph. sss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0			dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0		
0% Affor	dable Housing	3		0% Affor	dable Hous	sing		0% Affo	rdable Hou 0	sing		0% Affor	dable Hou	sing		0% Affor	dable Hous	ing
TEST 18 SHEET 1			TEST 1	8 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
DOWN	GREENFIELD	UP	Г	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	\dashv	DOWN	MIDDLE	DABLE UP
0 -	-)	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -	-	-	,		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0 -		-	,				0				0				0	0%	0%	0%
0		_			-	-	0	-	-	-	0			-	0	0%	0%	0%
0 -		-	,		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0		_	,		-		0	-	-		0	-			0	0%	0%	0%
0 -		-			-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0 -		-	,		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	_)	- 1		-	0		- 1	-	0				0	0%	0%	0%
0 -		-				-	0	-	-	-	0			-	0	0%	0%	0%
0 -		-	,				0			-	0				0	0%	0%	0%
0	_	_)			-	0			Ē	0				0	0%	0%	0%
u	-	- (,		-	-	O .	F	/alue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 fanning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0%	<u>a</u>	-	-	-	U	U%	0%	0%

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		Value Area: 0	u	0 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0	0	0	0 0% 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0%
	°	0	0	0 0% 0% 0%
0	0			0 0% 0% 0%
0	0 -	0	0 -	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
0	0			0 0% 0% 0% 0% 0% 0%
0	0			0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0		

Figure 69 – Sensitivity Testing

Value Area: Seven		Value A	rea: Seven	1		Value	Area: Seve	n		Value	Area: Seve	n		Value	Area: Sever	1
15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph.	0	15 dwellings 48 Hectare sit	s (15 House te @(35 DP	s)	0	15 dwellin .48 Hectare	ngs (15 Hous site @(35 D	es)	0.		gs (15 Hous	ses)		15 dwellin 0.48 Hectare :	gs (15 House site @(35 DF	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorption Planning	ofit: (20%) : 50 units p.a gain at 100%			Absorpt Plannir	s profit: (20%) ion: 50 units p. ng gain at 1009	<u></u>		Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	.a. 6		Absorption Planning	profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing		sy at £0 per unit (re Sustainability 10% Afford	at £1800 per dable Hous	unit sing		Sustainabili 10% Affe	(rent) & £0 per u ity at £1800 pe ordable Hou	r unit Ising		10% Affo	y at £1800 pe rdable Hou	r unit using		10% Affo	y at £1800 per rdable Hou	unit s ing
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1 GREENFIELD		:30 (Social Re	nt to Interr	mediate)		1 SHEET 1	Rent to Inte	rmediate)		:30 (Social I 1 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	
2010 DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP (*	2010	DOWN 1365%	MIDDLE 17%	UP 11%
2011	2011 2012 2013	**	* *	A >	2011 2012 2013	**	**	A)	2011 2012 2013	**	**	**	2011 2012 2013	-771% -37%	17% 27%	11% 13% 13%
2013	2013 2014 2015	**	**	A) A)	2013			A) A)	2013 2014 2015		**	**	2013 2014 2015	-32% -32% -14%	31% 33%	13% 13% 22%
2016	2016 2017	**	**	A)	2016	• • •	**	(*	2016 2017		**	**	2016	-15% -19%	-752% 162%	20%
2018	2018 2019	**	**	4.)	2018 2019	• •	**	A)	2018 2019	**	* *	**	2018 2019	-26% -42%	64% 40%	15% 14%
2020	2020 2021	**	* * *	A)	2020	* *	**	A >	2020 2021	**	**	(*	2020	-104% 218%	28% 23%	12% 11%
2022	2022 2023	**	A)	* >	2022 2023	**	4)	A)	2022 2023	**	**	(v	2022	57% 33%	18% 17%	10%
2024	2024 2025 2026	(*	4.5	A >	2024 2025 2026	**	A)	A)	2024 2025 2026	**	**	A)	2024 2025 2026	28% 25% 24%	16% 15% 16%	9% 9% 9%
Välue Area: Seven		V2110 A	rea: Seven		Sub	Ab: PI ssidy at E0 per u Sustai 109 70:30 (S	ctare site @(35 Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E0 j nability at E1800 & Affordable He social Rent to Int Area: Seve	%) s p.a. 00% per unit (interme per unit busing ermediate)	ediate)	Valla	Area: Seve			Value	Area: Sever	
15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at 60 per unit (ent) & 60 per unit (intermediate) Sustainability at F1800 per unit		15 dwellings 48 Hectare sit Gross pr Absorption	s (15 House te @(35 DP) ofit: (20%) : 30 units p.a gain at 100% nt) & £0 per uni	es) H) dph. t (intermediat		15 dwellin 1.48 Hectare Gross Absorpt Plannin dy at £0 per unit	site @(35 D) site @(35 D) siprofit: (20%) ion: 30 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe	es) PH) dph. a. 6 nit (intermediate)		15 dwellin 48 Hectare Gross Absorpti Plannin ly at £0 per unit i	gs (15 Hous site @(35 D profit: (20%) on: 30 units p. g gain at 100%	ses) PH) dph. .a. 6 nit (intermedial		15 dwellin J.48 Hectare : Gross Absorptio Planning by at £0 per unit (r	gs (15 House site @(35 DF profit: (20%) on: 30 units p.a g gain at 100%	es) 'H) dph. t (intermediate)
10% Affordable Housing 70:30 (Social Rent to Intermediate)		10% Afford :30 (Social Re	dable Hous	sing		10% Affe 0:30 (Social	Rent to Inte	ısing		10% Affo :30 (Social I	rdable Hou	using	7	10% Affo 0:30 (Social F	rdable Hou	sing
TEST 2 SHEET 1 GREENFIELD	TEST :		NDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST :	2 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010 DOWN MIDDLE UP 2011 V V A >	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP 1 v	2010	DOWN 2158% -232%	MIDDLE 17% 18%	UP 11% 11%
2012	2012 2013	**	**	4.)	2012 2013	• •	**	A)	2012 2013	**	* *	**	2012 2013	-36% -32%	27% 31%	13% 13%
2014	2014 2015	**	* *	4.4	2014	**	**	4) (v	2014 2015	* *	**	**	2014 2015	-27% -14%	37% -228%	14% 22%
2016	2016 2017 2018	**	••	A }	2016 2017 2018	**	**	(v	2016 2017 2018	**	**	• •	2016 2017 2018	-16% -19%	-855% 152%	20% 17% 15%
2019	2019 2020	**	**	A)	2019		**	A)	2019		**	•••	2019	-43% -114%	39% 27%	13%
2021	2021 2022	**	(v	4.)	2021	• •	1.4	A)	2021 2022	**	* *	(*	2021 2022	186% 54%	23% 18%	11% 10%
2023	2023 2024	**	A >	* >	2023 2024	* *	4)	A):	2023 2024	* *	* *	A)	2023 2024	33% 28%	17% 16%	10% 9%
2025 (2025 2026	(*	A)	A >	2025 2026	**	Lue Area: So	A)	2025 2026	**	**	A)	2025 2026	25% 24%	15% 16%	9% 9%
Value Area: Seven 15 dwellings (15 Houses)		15 dwellings	rea: Seven	s)	T	0.48 He Abi pi ssidy at £0 per t Sustai 109 70:30 (S Value 15 dwellir	dwellings (15 Ho octare site @(35 Gross profit: (20 sorption: 30 unit anning gain at 1 unit (rent) & E0 pnability at £1800 & Affordable He ocial Rent to Int Area: Sevengs (15 Hous	DPH) dph. %) s p.a. 00% ser unit (interme per unit susing ermediate) n ies)		Value 15 dwellin 48 Hectare	Area: Seve	ses)		15 dwellin	Area: Sever	es)
0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing	Subsic	Absorption Planning g by at £0 per unit (re Sustainability 10% Afford	rofit: (20%) : 70 units p.a gain at 100% nt) & £0 per uni at £1800 per uni dable Hous	t (intermediat unit	e) Subsi	Gross Absorpt Plannir dy at £0 per unit Sustainabili 10% Affe	site @(35 D s profit: (20%) ion: 70 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou	a. hit (intermediate) r unit using	Subsic	Gross Absorpti Plannin ly at £0 per unit i Sustainabilit 10% Affo	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	.a. 6 nit (intermediat r unit using	te) Subsid	Absorption Planning By at £0 per unit (r Sustainabilit 10% Affo	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	t (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 GREENFIELD		: 30 (Social Re 3 SHEET 1	nt to Interr	mediate)	TEST	3 SHEET 1	Rent to Inte	rmediate)		:30 (Social I	Rent to Inte	rmediate)		0:30 (Social F 3 SHEET 1	Rent to Inter	mediate)
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP (v	2010	DOWN 681%	MIDDLE 17%	UP 11%
2011	2011 2012 2013	**	**	A } A }	2011 2012 2013	**	**	A) A)	2011 2012 2013	-::-	-;;	**	2011 2012 2013	-1083% -37% -34%	17% 27% 30%	11% 13% 13%
2014	2014 2015	**	**	A) (v	2014	**	**	A)	2014 2015	**	**	**	2014 2015	-32% -14%	32% -215%	13% 23%
2016	2016 2017 2018	**	* * *	A) A)	2016 2017 2018	**	**	(v 	2016 2017 2018	**	- ;;	***	2016 2017 2018	-15% -19% -26%	-580% 179% 67%	20% 17% 16%
2019	2019 2020	**	**	A }	2019 2020	**	**	A }	2019 2020	**	**		2019 2020	-40% -97%	41% 28%	14% 12%
2021	2021 2022 2023	**	(v	A }	2021 2022 2023	**	(v	A) A)	2021 2022 2023	**	**	(v	2021 2022 2023	263% 59% 34%	24% 19% 17%	11% 10% 10%
2024	2024 2025 2026	(v	A) A)	A)	2024 2025 2026	**	A)	A)	2024 2025 2026	- ;;	- ;;	A)	2024 2025 2026	29% 26% 24%	16% 15% 16%	9% 9% 9%
						15 o 0.48 He 0.48 Ab Ab Pl ssidy at E0 per u Sustai 109	Jue Area: Sof dwellings (15 Ho ctare site @(35 Gross profit: (20 sorption: 70 unit anning gain at init (rent) & £0 p nability at £1800 6 Affordable Ho locial Rent to Int	uses) DPH) dph. %) s p.a. DD% per unit (interme) pusing					2020	x470	.0.00	. 10



15 dwell 0.48 Hectar Gro Absorp Planr Subsidy at £25000 per u Sustainab 10% Af 70:30 (Socia	ne Area: Sever lings (15 House e site @(35 DP sss profit: (20%) ption: 50 units p.a. ning gain at 100% nit (rent) & £22000 per fordable Hous il Rent to Intern	es) PH) dph. unit (intermediate) unit sing	Subsidy 70	dwelling .48 Hectare : Gross Absorptic Plannia at £25000 per unit Sustainabilit 10% Affo): 30 (Social F	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate unit	te) Subsidy	dwelling 1.48 Hectare Gross Absorpt Plannit at £25000 per unit Sustainabili 10% Affo D: 30 (Social	Area: Seve gs (15 House site @(35 D ion: 50 units p. ig gain at 1009 (rent) & E22000 pe brdable Hou Rent to Inte	S) PH) dph. a. unit (intermediate) unit ssing	Subsidy	dwelling .48 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit 10% Affo 0:30 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia runit using	nte) Subsid	dwelling 0.48 Hectare : Gross Absorptic Planning y at £25000 per unit Sustainabilit 10% Affo 0: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per erdable Hous	(i) (ii) dph. (iii) (intermediate) (iii) (intermediate) (iii) (iii)
TEST 7 SHEET 1	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL		TEST	7 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 737%	MIDDLE 11%	UP 8%
2011	(*	*)	2011	· ·	A)	* >	2011	• •	4.*	A P	2011	• •	* *	(*	2011	-405%	11%	8%
2012	**	1+	2012 2013	**	• •	A)	2012	**	**	A)	2012 2013	**	**	**	2012	-19% -17%	17% 19%	9% 9%
2014	* *	(+	2014 2015	**	**	A)	2014		* *	A) (v	2014 2015	* *	* *	**	2014	-17%	21%	10%
2016	**	**	2016		**	A >	2016	**	**	1.4	2016	**	**	**	2016	-8% -9%	-147% -494%	16% 15%
2017	**	1+	2017 2018	**		A)	2017 2018			A)	2017 2018	**	**	**	2017	-11% -16%	108% 42%	12% 12%
2019	**	* >	2019	* *	**	A >	2019	**	**	A F	2019	**	**	**	2019	-26%	27%	10%
2020	**	*>	2020 2021	* *	1+	4)	2020	• •	4.4	A P	2020 2021	**	**	(*	2020	-67% 144%	21% 17%	9% 9%
2022	**	* >	2022	~ ~	.,	A >	2022	~ ~	1.4	* >	2022	**	**	4.4	2022	38%	13%	8%
2023	(*	*)	2023 2024		A)	* >	2023	**	4)	* >	2023 2024	**	**	A >	2023	23% 20%	12% 12%	8% 8%
2025	1.	* >	2025	(+	* >	* >	2025	~ ~	A)	* >	2025	**	**	A >	2025	18%	11%	7%
2026	(*	4)	2026	(*	*)	*)	2026	(v	lue Area: Se	A)	2026	* *	* *	*)	2026	17%	12%	7%
15 dwell 0.48 Hectar Gro Absory Plant Subsidy at £36000 per u Sustalnab 10% Af	e Area: Sever lings (15 House e site @(35 DP sss profit: (20%) ption: 50 units p.a. ining gain at 100% init (rent) & E24000 per illity at £1800 per fordable House	es) PH) dph. unit (intermediate) unit sing	Subsidy	dwelling .48 Hectare : Gross Absorptic Planning at £36000 per unit : Sustainabilit 10% Affo	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermediate unit	te) Subsidy	70:30 (S Value dwelling 1.48 Hectare Gross Absorpti Plannir at £36000 per unit Sustainabili 10% Affo	hability at £1800 Affordable Huocial Rent to Imi Area: Seve gs (15 House gs (15 House	ermediate) n S) PH) dph. a. unit (intermediate) unit ssing) Subsidy	dwelling .48 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 10% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia runit using	nte) Subsid	dwelling 0.48 Hectare : Gross Absorptio Planning y at £36000 per unit i Sustainabilit 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hous	(a) H) dph. (b) dph. (c) dph. (distinct (intermediate) unit (in
70:30 (Socia TEST 8 SHEET 1	I Rent to Interr	mediate)		: 30 (Social F 8 SHEET 1	Rent to Inter	mediate)		0:30 (Social 8 SHEET 1	Rent to Inte	mediate)): 30 (Social I 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1		1		INDUSTRIAL2				PDL			REDUC	CTION TO AFFORI	DABLE
2010 DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A F	2010	DOWN	MIDDLE	UP (•	2010	DOWN 521%	MIDDLE 9%	UP 7%
2011	(*	A)	2011 2012	* *	A)	A)	2011	~ ~	A)	A >	2011 2012	* *	**	(*	2011	-279% -13%	9% 14%	7% 7%
2013	**	4.4	2013	••	1.		2013	••	**	* >	2013	**	**		2013	-12%	16%	8%
2014	**	(+	2014 2015	**		A >	2014	••	**	A)	2014 2015	••	**	••	2014	-11% -5%	17% -119%	9% 14%
2016	***	**	2016	- **	**	A >	2016		**	(+	2016	• • •	**	**	2016	-6%	-405%	13%
2017	**	1+	2017 2018	* *	**	A)	2017 2018	**	**	A)	2017 2018	**	**	**	2017	-8% -12%	90% 35%	11% 10%
2019	· •	* >	2019	**	~ ~	A >	2019	**	**	A F	2019	**	**	**	2019	-20%	23%	9%
2020	**	*>	2020 2021	* *	(v	4)	2020	**	1 *	A >	2020 2021	**	**	(*	2020	-54% 119%	18% 14%	9% 8%
2022	* *	* >	2022	~ ~	* >	* >	2022	* *	1.4	* >	2022	* *	* *	4.4	2022	32%	11%	7%
2023	1 *	*>	2023 2024	* * *	A)	4)	2023	**	A)	* >	2023 2024	**	**	A >	2023	19% 17%	11%	7% 7%
2025	(*	A)	2025 2026	(*	A)	A)	2025 2026	••	A)	A }	2025 2026	* *	* *	A)	2025 2026	16% 15%	10% 10%	7% 7%
Ve	alue Area: 0				ue Area: 0		Subsidy :	15 d 0.48 He (Abs Pl: at £36000 per u Sustaii 10% 70:30 (S Val	lue Area: So hveilings (15 Ho ctare site @ (35 Gross profit: (20 horption: 50 unit anning gain at 1 nit (rent) & E24 hability at £1800 & Affordable Ho ocial Rent to Ini ue Area: 0	ises) OPH) dph. %) s p.a. 00% 000 per unit (int per unit	ermedia	Valu	ue Area: 0			Valu	ue Area: 0	
0 s	dwellings (0) site @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
(Gross profit: 0 Absorption: 0			Gro	ss profit: 0 sorption: 0			Gn	oss profit: 0 osorption: 0			Gro	ss profit: 0			Gro	ss profit: 0 sorption: 0	
Plan	ning gain at 0% Subsidy at 0			Plannir	ng gain at 0% bsidy at 0			Plann	ing gain at 0% ubsidy at 0			Planni	ng gain at 0% ibsidy at 0			Plannir	ng gain at 0%	
Su	stainability at 0			Susta	inability at 0			Sust	ainability at 0 rdable Hou			Susta	inability at 0			Susta	inability at 0	
0% Aff	ordable Hous	ing		0% Affor	dable Hous	sing		0% Affo	0	sing		U% Affoi	rdable Hou 0	sing		0% Affor	rdable Hous 0	ing
TEST 9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAI 2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0 -			0	-			0	-		-	0	-			0	0%	0%	0%
0 -	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			0	-		- 1	ő	-	1	-	ő	-			ő	0%	0%	0%
0 -	-		0		-	-	0		-	-	0	-		-	0	0%	0%	0% 0%
0 -	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -			0	-			0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -			0			-	0			-	0	-		-	0	0%	0%	0%
0 -	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0 -	1 -		ő	=	-		ŏ	-		=	ő	-			ő	0%	0%	0%
								F	Value Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: danning gain at Subsidy at 0 Sustainability at Affordable Ho	0%								

TEST 1 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dw O site Gro Abs Plannir Su Susta	pe Area: 0 vellings (0) = 0	UP	TEST 1	dw O site Gro Ab: Plannii Su Susta	ne Area: 0 Bilings (0) Bilings	up	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sitted of the control of the co	Je Area: 0 rellings (1) se (20) (2) rellings (2) se (20) (2) rellings (3) rellings (4) rellings (4) rellings (5) rellings (6) rellings (7) rellings (7) rellings (8) rellings (8) rellings (8) rellings (8)	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	le Area: 0 tel Area: 0 tel Ilings (0) tel (0) (0) (0) gain at 0% ss profit: 0 org gain at 0% stidy at 0 inability at 0 dable Hou O Pbt. MIDOLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 allings (0) (2) (2) (2) (3) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	_
Subsid	15 dwellin 48 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabili 10% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £600 per erdable Hou	es) PH) dph. a. iii (intermediat unit	e) Subsic	dwelling .48 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabili 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £600 per u rdable Hou	i) H) dph. it (intermediate unit sing) Subsi	Value dwelling 0.48 Hectare : Gross Absorpti Plannin; idy at £0 per unit t Sustainabili 10% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per prdable Hou	n S) PH) dph. a. bit (intermediate) unit unit	Subsid	dwelling: 0.48 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit 10% Affo	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u ty at £600 per rdable Hou	PH) dph. a. init (intermediate unit unit using	e) Subsid	dwelling: 0.48 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabilli 10% Affo	profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per un y at £600 per i rdable Hou	S) PH) dph. i. it (intermediate) unit sing
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	30 (Social F 1 SHEET 1 DOWN	Rent to Inter GREENFIELD MIDDLE V V V V V V V V V V V V V V V V V V	UP		:30 (Social FITS MEET 1 DOWN	Rent to Inter INDUSTRIAL1 MIDDLE	UP		DOWN DOWN OWN OWN OWN OWN OWN OWN	Rent to Inter INDUSTRIAL2 MIDDLE ** ** ** ** ** ** ** ** **	UP		DO: 30 (Social F	Rent to Inte	up (v) (v) (v) (v) (v) (v) (v) (v) (v) (v)		0:30 (Social F 11 SHEET 1	cent to Interest t	mediate)
	15 dwellin 48 Hectare s Gross Absorptio	Area: Seve gs (15 Hous site @(35 DI profit: (20%) on: 50 units p.	es) PH) dph. a.		dwelling 48 Hectare Gross Absorptio	Area: Sever s (15 Houses site @(35 DF profit: (20%) nr: 50 units p.e.	i) H) dph.	Sub	15 dh 0.48 Hec G Abs- Pla ssidy at E0 per ui Sustain 10% 70:30 (5% Value dwelling Gross Absorpti	ue Area: Se wellings (15 House areas) wellings (15 House areas) well are @(35 in organized areas) well areas as a finite (rent) & EO p nability at E600 . Affordable Heocial Rent to Int Area: Seve is (15 House site @(35 DI profit: (20%) on: 50 units p. 50	uses) PH) dph. Ph) dph. Ph) p.a. Ph) p.a. Ph) dph Sing Ph) dph. B. Ph) dph. B. B. B. B. B. B. B. B. B.	diate)	dwelling: 0.48 Hectare s Gross Absorptio	profit: (20%) on: 50 units p	es) PH) dph. .a.		Value dwelling: 0.48 Hectare s Gross Absorptic	Area: Sever s (15 Houses itle @(35 DF profit: (20%) nr: 50 units p.e.	n 5) H) dph.
70:	y at £0 per unit (Sustainabi	lity at £0 per u rdable Hou	nit (intermediat unit using	70	dy at £0 per unit (Sustainabl	lity at £0 per u rdable Hou	it (intermediate nit s ing	70	idy at £0 per unit (Sustainabi	llity at £0 per u ordable Hou	nit (intermediate) init is ing	70	idy at £0 per unit (Sustainabl	lity at £0 per i rdable Hou	nit (intermediate unit using	70	y at £0 per unit (r Sustainabl 10% Affo 0:30 (Social F 12 SHEET 1	ity at £0 per u rdable Hou	it (intermediate) nit sing mediate)
2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** *** *** *** *** *** *** *** *** **	(v vv vv vv vv vv vv vv vv vv vv vv vv v	(v) (v) (v) (v) (v) (v) (v) (v) (v) (v)	2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** *** *** *** *** *** *** *** *** **	A) (v vv vv vv vv (v A) A) A)	67 67 67 67 67 67 67 67 67 67 67 67	2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	*** *** *** *** *** *** *** *** *** **	(v vv vv vv vv vv (v (v (v A)	A) A) A) (v (v A) A) A) A) A) A) A) A) A) A) A) A) A)	2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	**************************************	**************************************	(v vv vv vv vv (v (v (v (v (v (v A)	2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	249% -46% -40% -49% -39% -15% -17% -22% -31% -54% -23% 45% 29% 25% 25% 23%	16% 24% 24% 28% 1614% 270% 48% 32% 26% 21% 17% 16% 15% 14%	11% 12% 13% 13% 21% 19% 16% 15% 11% 10% 9% 9%
2026	••	(v	*)	2026	A)	.)	*1	2026 Sub	15 di 0.48 Hec G Absi Pla osidy at E0 per ur Susta 10%	ue Area: Se wellings (15 Ho. tare site @ (35 I irross profit: (20' orption: 50 unit: unning gain at 11 int (rent) & £0 p ainability at £0 p Affordable Ho ocial Rent to Inte	ises) OPH) dph. %) s p.a. 100% er unit (interme er unit	2026 diate)		**	41	2026	21%	15%	9%

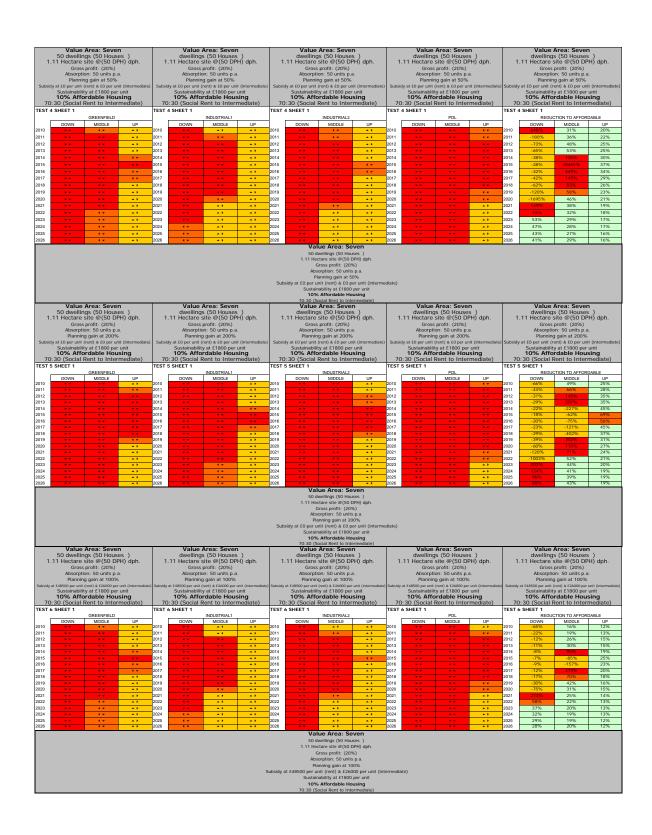
Value Area: Seven 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subsity at 10 per unif (rent) & 10 per unif (rent) exity 10% Affordable Housing 50:50 (Social Rent to Intermediate) TEST 13 SHEET 1	s) Subs	dwelling: 0.48 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per uity at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate) cupit using	Subsid	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. a. init (intermedia er unit using	ite) Subsid	dwelling: 0.48 Hectare s Gross Absorptio Planning by at £0 per unit (n Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous) H) dph. t (intermediate) unit
GREENFIELD	IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFORE	DABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A F	2010	DOWN	MIDDLE	UP	2010	DOWN 1225%	MIDDLE 15%	UP 10%
2011	2011	**	A)		2011	**	4.4	A >	2011 2012	**	**	(*	2011	-693% -33%	15% 24%	10% 11%
2013	2013		· ·	A >	2013	**	**	* >	2013		**		2013	-29%	27%	12%
2014	2014	**	**	*)	2014	**	**	A)	2014 2015	**	**		2014	-29% -12%	29% -200%	11% 20%
2016	2016			A >	2016	• •	**	(+	2016	**	**	**	2016	-14%	-664%	18%
2017	2017	**	**	*>	2017	**	* *	A P	2017 2018	• •	**	**	2017	-17% -23%	143% 55%	14% 13%
2019	2019	* *		A >	2019	**	**	A F	2019		**		2019	-37%	35%	12%
2020	2020	* *	(-	A)	2020	**	**	A P	2020 2021	**	**	1 *	2020	-92% 192%	24% 20%	11% 10%
2022	2022	~ ~	* >	* >	2022	**	4.4	* >	2022	**	**	(+	2022	49%	16%	9%
2023	2023	**	A)	A)	2023	**	*)	* >	2023 2024		**	A >	2023	29% 25%	15% 14%	8%
2025	2025	4+	* >	* >	2025	* *		* >	2025 2026	* *	* *	* >	2025	22%	13%	8%
2026	2026	(+	* >	.,	2026	Val	ue Area: Se	ven	2026	**	**	*,	2026	21%	14%	8%
Value Area: Seven 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (rent) at 0 per unit (intermediati Sustainability at £1800 per unit 10% Affordable Housing	e) Subs	dwelling: 0.48 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit: 10% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	O ne) Subsi	Plasidy at £0 per u Sustair 10% 50:50 (S) Value dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii 10% Affc	ability at £1800 a Affordable Hoogial Rent to Interest Seve ps (15 Houses site @(35 Di profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per ut y at £1800 per ordable Hou	ook er unit (interme per unit using ermediate) S) PH) dph. a. , it (intermediate) unit s.ing	O	dwelling .48 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabillit 10% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. a. 6 init (intermedia er unit using	ite) Subsid	dwelling: 0.48 Hectare s Gross Absorptic Planning by at £0 per unit (n Sustainabilit; 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous) H) dph. (intermediate) unit
0:100 (Social Rent to Intermediate) TEST 14 SHEET 1		100 (Social F	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inter	mediate)		100 (Social I 14 SHEET 1	Rent to Inte	rmediate)		: 100 (Social F	Rent to Interr	nediate)
GREENFIELD	1231		INDUSTRIAL1		1231		INDUSTRIAL2		11231		PDL		1231	REDUC	CTION TO AFFORE	DABLE
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A F	2010	DOWN	MIDDLE	UP	2010	DOWN 873%	MIDDLE 10%	UP 6%
2011	2011	~ ~	A)		2011	• •	(v	* >	2011	• •	* *	4.*	2011	-494%	10%	6%
2012	2012	**	• •	*)	2012	**	* *	A P	2012 2013	**	**	**	2012	-24% -21%	16% 18%	7% 7%
2014	2014	**	**		2014	* *	* *	A) (v	2014 2015	* *	* *	**	2014	-20% -9%	19%	8% 12%
2016	2016			A >	2016		**	1.4	2016		**	111	2016	-10%	-133% -440%	11%
2017	2017 2018	* *	**	A)	2017	**	* *	A)	2017 2018	**	**	**	2017	-12% -16%	94% 35%	9% 8%
2019	2019	~ ~	* *	A >	2019	• •	**	A F	2019	**	**	**	2019	-25%	22%	7%
2020	2020	* *	(v	A)	2020	**	(*	A >	2020 2021		**	1 *	2020	-61% 125%	16% 13%	6% 6%
2022	2022	~ ~	* >	* >	2022	~ ~	4.4	* >	2022	• •	* *	(+	2022	32%	10%	5%
2023	2023	**	A)	4)	2023	• •	A)	* >	2023 2024	• • •	**	A >	2023	18% 16%	9% 9%	5% 5%
2025	2025	(v	A)	A)	2025	(*	A)	A)	2025	• •	* *	A)	2025 2026	14%	8% 9%	5%
Value Area: 0 0 dwellings (0) 0 site #(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing	TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	le Area: 0 alllings (0) alllings (0) all (0) dph. biorption: 0 g gain at 0% boidy at 0 inability at 0 dable Hou: 0	sing		15 d 0.48 Hec C Abs Plansidy at E0 per u Sustair 10% 0:100 (S Valit dw 0 sitt Gr Ab Planni Sustair 10% Ab	ue Area: Se wellings (15 Hot trare site #(35 is ross profit: (20') orption: 50 units noning gain at 16 affordable Hot leaf Area: 0 affordable Hot l	ises) DPH) dph.)))))))))))))))))))		dw O site Gro Ab Planni Su Susta O% Affor	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 disability at 0 ridable Hou 0		TEST	dw. 0 site Gro Abs Plannir Su Susta 0% Affor	Je Area: 0 elllings (0) e @(0) dph, sss profit: 0 sorption: 0 ng gain at 0% bisdy at 0 inability at 0 dable Hous 0	ing
TEST 15 SHEET 1 GREENFIELD	TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFORE	DABLE
DOWN MIDDLE UP		DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0	ō				0				0				-	0%	0%	0%
0	0	-	-	-	0		-	-	0				ő	0% 0%	0% 0%	0% 0%
	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0		-		0	-	-	-	0	-	-		0	0%	0%	0%
0	0	-	-	-	0		-	-	0				0	0%	0%	0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
0	0		-		0		-	-	0				o o	0% 0%	0%	0% 0%
0	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	0	-	-	=	0	-	-	-	0	-		-	0	0% 0%	0%	0% 0%
						P	O dwellings (0) O site @(0) dpt Gross profit: 0 Absorption: 0 Ianning gain at (Subsidy at 0 Sustainability at Affordable Hor	0%								

Value Area: Seven 15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (rent) a 60 per unit (unit of the control of the	Value Area: Seven dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (29%) Absorption: 50 units p.a. at 100% Subsidy at 60 per unit (renl) & 60 per unit (intermediate Sustainability at £1800 per unit 10% Affordable Housing 70: 30 (Social Rent to Intermediate)	Value Area: Seven dwellings (15 Houses) 0.48 Hectare site @ (35 DPH) dph. Gross profit: (29%) Absorption: 50 units p.a. Palaning gain at 100; Subidly at £0 per unit (enit) & £0 per unit (finitemediate) Sustianibility at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate)	Value Area: Seven dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at servant (real) a time or (in the control of the	Value Area: Seven dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% subsidy at Coper unit (rent) & 60 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate)
TEST 16 SHEET 1	TEST 16 SHEET 1	TEST 16 SHEET 1	TEST 16 SHEET 1	EST 16 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
2010	2010	2010		010 -52% 22% 11%
	2011	2011		011 -46% 23% 12% 012 -20% 46% 16%
	2013			013 -18% 59% 17%
	2014			014 -18% 68% 17% 015 -10% -42% 32%
2016	2016			016 -11% -50% 26%
	2017			017 -13% -85% 22% 018 -16% -683% 18%
2019	2019	2019	2019	019 -22% 106% 16%
	2020			020 -34% 50% 14% 021 -73% 33% 12%
2022	2022	2022	2022	022 2077% 26% 11%
	2023			023
2025	2025	2025	2025	025 38% 18% 10%
2026	2026	Value Area: Seven	2026	026 34% 19% 10%
Value Area: Seven	Value Area: Seven	15 dwellings (15 Houses) 0.48 Hectare site (25 DPH) dph. Gross profit: (25%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (ren) & E0 per unit (rintermes Subsidy at E0 per unit (ren) & E0 per unit (rintermes Subsidiy at E100 per unit) 10% Affordable Housing 70:30 (Social Rent to Intermediate) Value Area: Seven	date) Value Area: Seven	Value Area: Seven
15 dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit	dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (intermediate Sustainability at £1800 per unit	dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100%	dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100%	dwellings (15 Houses) 0.48 Hectare site @(35 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Absorption: 50 units p.a. Alaning gain at 100% planning gain at 100% Subsidy at £0 per unit (remly & £0 per unit (intermediate) Sustainability at £1800 per unit
10% Affordable Housing	10% Affordable Housing	10% Affordable Housing	10% Affordable Housing	10% Affordable Housing
70:30 (Social Rent to Intermediate) TEST 17 SHEET 1	70:30 (Social Rent to Intermediate) TEST 17 SHEET 1	70:30 (Social Rent to Intermediate) TEST 17 SHEET 1	70:30 (Social Rent to Intermediate) TEST 17 SHEET 1	70:30 (Social Rent to Intermediate) TEST 17 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
2010 DOWN MIDDLE UP	2010 DOWN MIDDLE UP	2010 DOWN MIDDLE UP		DOWN MIDDLE UP 010 91% 15% 10%
	2011			011 109% 16% 11% 012 -65% 21% 13%
2013	2013	2013	2013	013 -53% 23% 13%
	2014	2014		014 -52% 24% 13% 015 -17% 182% 19%
	2016	2016	2016	016 -17% 182% 19% 016 -20% 119% 17%
	2017	2017		017 -25% 64% 16% 018 -38% 41% 14%
	2019			018 -38% 41% 14% 019 -78% 28% 13%
	2020			020 1515% 24% 11%
	2021	2022		021 71% 19% 11% 022 38% 17% 10%
	2023	2023		023 27% 15% 9%
	2024			024 23% 14% 9% 025 20% 14% 9%
2026	2026	Value Area: Seven	2026	026 19% 14% 9%
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	15 dwellings (15 Houses) 0.48 Hectare site of 25 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at CD per unit (rem) & 50 per unit (rintermet Sustainsbillity at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate) Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 18 SHEET 1 GREENFIELD	TEST 18 SHEET 1 INDUSTRIAL1	TEST 18 SHEET 1 INDUSTRIAL2	TEST 18 SHEET 1 PDL	TEST 18 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
		0		0% 0% 0% 0% 0% 0%
ŏ	0	0	0	0% 0% 0%
0	0	0	0 0	0% 0% 0%
0	0	0	0 0	0% 0% 0% 0% 0%
0	0	0	o	0% 0% 0%
		0		0% 0% 0% 0% 0%
0	0	0	0 0	0% 0% 0%
	0	0	0 0	0% 0% 0%
ŏ		0		0% 0% 0% 0% 0%
0	0	0	0	0% 0% 0%
0	0	0		0% 0% 0% 0% 0%
0	0	0	0 0	0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site #0(0) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Substaniability at 0 0% Affordable Housing 0		

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 dwellings (0) 0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0	0	0	0	0
EST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0 -	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
		Value Area: 0		
		0 dwellings (0)		
		0 site @(0) dph. Gross profit: 0		
		Absorption: 0		
		Planning gain at 0%		
		Subsidy at 0		
		Sustainability at 0 0% Affordable Housing		
		0		
Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)
		Value Area: 0		
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O Value Area: O dwellings (O) O site @(O) dph. Gross profit: O Absorption: O Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	O Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustisdy at 0 Sustianability at 0 O% Affordable Housing 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 ST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	O Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Blanning gain at 0% Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 09% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 9 8 Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 BNDUSTRIAL2	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 COWN MISOLE UP OWN MISOLE UP OWN OWN ONE OWN OWN TO ONE OWN OWN TO ONE OWN OWN TO ONE OWN OWN OWN OWN OWN OWN OWN
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affrordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing TEST 20 SHEET 1	dwellings (0) 0 site @(0) dph.
0 dwellings (0) 0 site @(0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0 % Affordable Housing 0 ST 20 SHEET 1 GREENFIELD	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Billion 0 004 Social at 10 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0's Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00's Affror dable Housing 0 TEST 20 SHEET 1 DOWN MIDDEE UP 0 0 0	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OS Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @(0) dph,
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Oscarbodable Housing O MATORdable Housing O MATORdable Housing O MATOR OSCARBODA ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph.	O	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDGLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 006 Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MINOLE UP DOWN MINOLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph.	O	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'8 Affordable Housing 0 TEST 20 SHEET 1 PDL COWN MIDQLE UP	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O Martin Description O T 20 SHEET I DOWN MEDGE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 006 After dable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affor	dwellings (0) O site @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 OS Attribution at 0 OS Attribution at 0 OS Attribution at 0 OS Attribution at 0 OS ATTRIBUTION ATTRIBU	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MIDDLE UP O O O O O O O O O O O O O O O O O O O	dwellings (0) Osite @(0) dph,
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 Sustainability at 0 OS Affordable Housing O ST 20 SHEET 1 DOWN MDDLE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 O% Affordable Housing	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O T 20 SHEET 1 GREENFIELD DOWN MEDGE UP	dwellings (0) 0 10 10 10 10 10 10 1	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affor	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustainability at 0 Sustainability at 0 O'S Affordable Housing O O'S Affordable Housing	dwellings (0) 0 10 10 10 10 10 10 1	O	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 PDL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing O Million of Mill	dwellings (0) 0 10 10 10 10 10 10 1	O	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0)
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O'% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph.	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorptio	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O'% Affordable Housing O ST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) 0 site @ (0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% ARfordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MEDOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 site @ (0) dph.	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsity at 0 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0 0 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 site @ (0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% ARfordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MEDOLE UP	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subtidy at 0 Sustainability at 0 O% Affordable Housing O ST 20 SHEET 1 DOWN MEDIA: UP	dwellings (0) 0 site @ (0) dph.	Value Area: 0	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O'S Affordable Housing 0 TEST 20 SHEET 1 POL DOWN MIDDLE UP	dwellings (0) Osite @(0) dph.

Figure 70 – Sensitivity Testing

Value Area: Seven			rea: Sever			Value	Area: Seve	n		Value	Area: Seve	n		Value	Area: Seven	ı
50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph.	1	50 dwelling .11 Hectare s	s (50 House		1		ngs (50 Hous site @(50 DI		1	50 dwellin	gs (50 Hous			50 dwellin 1.11 Hectare :	gs (50 House	
Gross profit: (20%) Absorption: 50 units p.a.		Gross p	rofit: (20%) n: 50 units p.a	i.		Gross Absorpti	profit: (20%) on: 50 units p.	a.	ľ	Gross Absorpti	profit: (20%) on: 50 units p.	a.		Gross Absorptio	profit: (20%) on: 50 units p.a	
Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)	Subsid	dy at £0 per unit (r		it (intermediate	e) Subsi	dy at £0 per unit	g gain at 100% (rent) & £0 per u	nit (intermediate)	Subsi	dy at £0 per unit i		nit (intermedia	te) Subsic	ly at £0 per unit (r	g gain at 100% ent) & £0 per unit	(intermediate
Sustainability at £1800 per unit 10% Affordable Housing			at £1800 per dable Hou				ty at £1800 per ordable Hou				y at £1800 pe rdable Hou				y at £1800 per ordable Hous	
70:30 (Social Rent to Intermediate)): 30 (Social R					Rent to Inter): 30 (Social I 1 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F		
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
10 vv vv A)	2010 2011	• •	4)	*)	2010		(*	A)	2010 2011	• •	**	(*	2010	-246% -90%	35% 42%	21% 24%
12	2012 2013	••	**	.,	2012	**	**	A)	2012 2013	**	**	**	2012	-50%	61%	27% 28%
14 ** ** **	2014	• •		A >	2014		**		2014		**	**	2014	-31%	209%	34%
15	2015 2016	**	**	4+	2015 2016	**	**	(v	2015 2016	**	**	**	2015 2016	-23% -27%	-188% -335%	44% 39%
17	2017 2018	**	* *	A)	2017 2018	**	**	A)	2017 2018	**	**	**	2017	-33% -45%	562% 142%	33% 29%
19	2019	**	**	A)	2019	**	**	A)	2019	**	* *		2019	-71% -168%	79%	25%
21	2021	~ ~		. >	2021	••	**	* >	2021		**	٠.	2021	567%	45%	21%
22	2022 2023	**	4)	4)	2022	**	1 *	A)	2022 2023	**	**	A)	2022	117% 70%	37% 33%	19% 18%
24	2024 2025	* *	4)	A }	2024 2025	**	4)	4)	2024 2025	**	**	4)	2024 2025	58% 52%	31% 30%	18% 17%
26	2026	**	*)	.)	2026	Vo.	ue Area: Se	A >	2026		**	4)	2026	50%	32%	17%
Value Area: Seven 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph.	1	Value A 50 dwelling .11 Hectare s	rea: Sever s (50 House ite @(50 DF	es)		Abs Pla sidy at E0 per u Sustain 10% 70:30 (S Value 50 dwellin	ctare site @(50 l fross profit: (20' corption: 50 unit: anning gain at 10' nit (rent) & E0 p hability at £1800 a Affordable Ho cocial Rent to Int Area: Seve 198 (50 Hous Site @(50 D)	%) s p.a. 10% er unit (interme per unit uusing ermediate) n es)			Area: Seve gs (50 Hous site @(50 D	ses)		50 dwellin 1.11 Hectare :	Area: Seven gs (50 House site @(50 DP	s)
Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate)		Gross p Absorption Planning dy at £0 per unit (r	rofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per un	i. it (intermediate		Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	a. nit (intermediate)		Gross Absorpti Plannin dy at £0 per unit i	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	a. 6 nit (intermedia		Gross Absorptio Planning ly at E0 per unit (r	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per unit	t (intermediate
Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate) EST 2 SHEET 1	70	Sustainability	at £1800 per dable Hou	unit sing	70	Sustainabili 10% Affo	ty at £1800 per ordable Hou Rent to Inter	unit sing	70	Sustainabilit	y at £1800 pe rdable Hou	r unit using	7	Sustainabilit 10% Affo 0:30 (Social F 2 SHEET 1	y at £1800 per o ordable Hous Rent to Interr	unit s ing mediate)
GREENFIELD DOWN MIDDLE UP	1	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
10	2010 2011	**	**	A)	2010		**	A)	2010 2011	**	**	**	2010	-152% -71%	37% 47%	22% 25%
12	2012 2013	**	**	A)	2012	**	**	A)	2012 2013	**	**	**	2012	-48% -39%	65% 91%	28% 30%
14	2014	**	**	. >	2014	**	**		2014	**	* *	**	2014	-27%	785%	37%
15 •• •• •• •• •• 16 •• •• •• •• •• •• •• •• •• •• •• •• ••	2015 2016	**		(v	2015 2016		**	4.4	2015 2016	**	**	**	2015 2016	-24% -28%	-231% -662%	42% 37%
17 VV VV (V	2017 2018	**		*>	2017	**	**	* >	2017 2018	**	**	**	2017	-36% -50%	289% 112%	31% 27%
19	2019 2020	**	**	A)	2019	• •	**	A)	2019 2020	••	**	(*	2019	-87% -293%	69% 51%	24% 22%
21 ** ** **	2021	**	4.4	* >	2021	**	**	A >	2021	- ; ;	**	(*	2021	254%	41%	20%
22	2022 2023	**	A)	* * *	2022	••	1 *	A >	2022 2023	**	**	A)	2022 2023	93% 66%	35% 32%	19% 18%
24	2024 2025	**	A)	*)	2024	**	4 Y	* >	2024 2025	**	**	A)	2024 2025	55% 51%	30% 31%	17% 17%
26 ** **	2026	* *	A)	*)	2026	V 2	ue Area: Se	A P	2026	* *	* *	.,	2026	50%	33%	17%
Value Area: Seven 50 dwellings (50 Houses) 1.11 Hectar site @(50 DPH) dph. Gross peul (20%) Planning gain at 100%	1	50 dwelling .11 Hectare s Gross p Absorption	rofit: (20%) n: 70 units p.a	es) PH) dph.		1.11 Her C Abs Plasidy at E0 per u Sustair 10% 70:30 (S Value 50 dwellir .11 Hectare Gross	wellings (50 Houcitare site @(50 if or or or or or or or or or or or or or	DPH) dph. (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)		50 dwellin .11 Hectare Gross Absorpti	Area: Seve gs (50 Hous site @(50 D profit: (20%) on: 70 units p. g gain at 1009	ses) PH) dph. a.		50 dwellin 1.11 Hectare : Gross Absorptio	Area: Seven gs (50 House site @(50 DP profit: (20%) on: 70 units p.a g gain at 100%	s) H) dph.
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate)	70	dy at £0 per unit (r Sustainability 10% Affor 0:30 (Social R	at £1800 per dable Hou	it (intermediati unit s ina	70	dy at £0 per unit Sustainabili 10% Affo): 30 (Social	g gain at 100% (rent) & £0 per ui ty at £1800 per ordable Hou Rent to Inter	nit (intermediate) unit s ing	70	Sustainabilit 10% Affo 3:30 (Social I	(rent) & £0 per u by at £1800 pe ordable Hou	nit (intermedia r unit using	7	ly at £0 per unit (r Sustainabilit 10% Affo 0:30 (Social F	ent) & £0 per unit y at £1800 per e rdable Hous	unit sing
GREENFIELD	TEST	3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST	3 SHEET 1 REDUC	CTION TO AFFORE	ABLE
DOWN MIDDLE UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	-241%	MIDDLE 35% 41%	UP 21% 23%
11	2011 2012 2013	**	- ii	4)	2011			^	2011 2012 2013	- ; ;	- ; ;	**	2011	-50%	61%	28% 28% 28%
14	2013 2014 2015	· ·	v.	A)	2013	• •		(v	2013 2014 2015			**	2013	-33%	156%	33% 47%
15	2016 2016 2017	, ,		17	2016 2017	Ţ,	, ,	**	2016 2016 2017	ŢŢ		- ;;	2016 2017	-25%	-229% -229%	47% 41% 35%
18	2017 2018 2019		- ;;	4)	2017			*)	2017 2018 2019	- ; ;	- ; ;	- ;;	2017 2018 2019	-31% -41%	182%	30%
19	2020	**		4)	2020	**	**	A)	2020	**	**	1 *	2020	-62% -125%	62%	26% 23%
21	2021 2022	**	1 *	4)	2021	**	(*	A P	2021 2022	**	**	4)	2021 2022	-15229% 149%	48% 39%	21% 20%
23	2023 2024	**	A)	4)	2023		(v	A)	2023 2024			A }	2023 2024	76% 62%	33% 32%	18% 18%
25	2025 2026	* *	A)	A)	2025 2026	• •	4 ¥	A P	2025 2026	• • •	**	A }	2025 2026	54% 51%	30% 32%	17% 17%
					Sub	50 d 1.11 He C Abs Pla sidy at E0 per u Sustair	ue Area: Se wellings (50 Hou ctare site @(50 I fross profit: (20' corption: 70 unit: anning gain at 10 nit (rent) & E0 p abbility at E1800 a Affordable Ho	ises) DPH) dph. %) s p.a. 10% er unit (interme	ediate)							



50 dwell 1.11 Hectan Gro Absor Plann Subsidy at £25000 per u	e Area: Seven lings (50 Houses e site @(50 DPH) ss profit: (20%) otion: 50 units p.a. ling gain at 100% hit (rent) & £22000 per uni) dph.		dwelling .11 Hectare : Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermedia		dwelling .11 Hectare Gross Absorpt Plannir at £25000 per unit	Area: Seve gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £22000 pe	S) PH) dph. a. unit (intermediate		dwelling .11 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 po	es) PH) dph. .a. 6 r unit (intermedi		dwelling 1.11 Hectare Gross Absorpti Plannin by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	s) PH) dph. i. unit (intermediate
10% Af	ility at £1800 per ur fordable Housi I Rent to Interm	ng	70	10% Affo	y at £1800 per rdable Hou	sing	7/	10% Aff	ty at £1800 pe	sing	70	10% Affo	y at £1800 pe	using	7.	10% Affo 0:30 (Social	ty at £1800 per ordable Hou	sing
TEST 7 SHEET 1				7 SHEET 1		mediate)		7 SHEET 1	Rent to Inte	mediate)		7 SHEET 1		illediate)		7 SHEET 1	CTION TO AFFOR	
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	4)	2010 2011		4 ¥	A)	2010	• •	**	<u> </u>	2010 2011	• • •	**		2010	-142% -51%	24% 29%	16% 17%
2012	**		2012 2013	**	**	A)	2012	**	**	A >	2012	**	**	**	2012	-29% -26%	41% 46%	20% 21%
2014			2014 2015	**	**	A)	2014	• •		4.7	2014 2015	• •	••	••	2014	-18% -14%	141%	25% 33%
2016	**	**	2016			4.0	2016	**	**	(*	2016				2016	-16%	-232%	30%
2017	**		2017 2018	**	**	A }	2017	**	**	A)	2017 2018	**	**	**	2017	-21% -29%	396% 100%	26% 23%
2019	**		2019 2020	**		A)	2019	**	**	A)	2019 2020	**	**	17	2019	-47% -115%	57% 42%	20% 18%
2021	**		2021 2022	**	(v		2021	**	1.4	A)	2021 2022	• •	• •	A)	2021	397%	34% 28%	17% 16%
2023	(v	*)	2023	~ ~		A >	2023	~ ~	A.)	A >	2023	• • •	**	A >	2023	51%	25%	15%
2024	(*	4)	2024 2025	• •	A)	A)	2024	**	A)	A >	2024 2025	**	**	A)	2024	43% 39%	24% 24%	15% 14%
2026	(▼		2026	(•	A)	* >	2026	v v	lue Area: Se	* >	2026	• •	• •	A)	2026	37%	25%	14%
50 dwell 1.11 Hectar Gro Absory Plann Subsidy at £36000 per u Sustainab 10% Af 70:30 (Socia	e Area: Seven lings (50 Houses e site @ (50 DPH) ss profit: (20%) biton: 50 units p.a. inig gain at 100% hit (rent) & £24000 per uni lillty at £1800 per uni fordable Housii I Rent to Interm) dph. it (intermediate) hit ng	Subsidy	dwelling .11 Hectare Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit	1 (te) Subsidy	Sustai 109 70:30 (S Value dwelling .11 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 10% Affe	init (rent) & E22 nability at E1800 6 Affordable He focial Rent to Init Area: Seve gs (50 House site @(50 D 6 profit: (20%) ion: 50 units p. gg gain at 1009 (rent) & E24000 pe ty at £1800 pe Brotable Hou Rent to Inte	per unit using ermediate) n s) PH) dph. a. unit (intermediate r unit	1.) Subsidy	Value dwelling .11 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedit r unit using	ate) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin by at £36000 per unit Sustainabilli 10% Affc 0:30 (Social	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. I. unit (intermediate unit sing
TEST 8 SHEET 1	GREENFIELD			8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2			8 SHEET 1	PDL			8 SHEET 1	CTION TO AFFOR	-
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 20%	UP 14%
2011	**	* >	2011	, ,	1 🕶		2011	**	1.0	A Þ	2011	**	**	1.0	2011	-38%	24%	15%
2012	**		2012 2013	**	**	A)	2012	**	**	A)	2012 2013	**	**		2012	-21% -19%	34% 39%	18% 18%
2014	* *	(v	2014 2015	**		A)	2014	• •		4)	2014 2015	• •	* *	**	2014	-13% -11%	117% -108%	22% 29%
2016	**		2016 2017	**	••	A.)	2016	••	••	(v	2016 2017	· ·	**	V V	2016 2017	-13% -16%	-196%	26% 23%
2018	**	* >	2018	**	**	A }	2018	**	**	* >	2018	**	**	Ü	2018	-23%	86%	20%
2019	**		2019 2020	**	**	A >	2019	**	* *	A >	2019 2020	**	**	(*	2019	-39% -96%	50% 37%	18% 17%
2021	(*	A)	2021 2022	**	4+	A)	2021	* *	1 *	A)	2021 2022	**	**	A)	2021	339% 71%	30% 25%	15% 15%
2023	(v	* >	2023	~ ~		A)	2023	**	A.)	A >	2023	· ·	V.	A >	2023	45%	23%	14%
2024	(*	4.5	2024 2025	4.4	A)	A)	2024	**	A)	A)	2024 2025	**		A)	2024 2025	38% 34%	22% 21%	14% 13%
2026	1.	.)	2026	(-	A)	.,	2026		lue Area: Se		2026	~ ~	~ ~	٠,	2026	33%	22%	13%
0 s 0 s Plar Su: 0% Aff	alue Area: 0 dwellings (0) tite @(0) dph. sross profit: 0 Absorption: 0 nining gain at 0% Subsidy at 0 ordable Housin 0	-		dw O site Gro Ab Planni Su Sust O% Affor	Je Area: 0 ellings (0) e (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0	sing		Abi Abi Plat E36000 per u Sustai 109 70:30 (S Val dv O Sit Gr Al Plann S Sust	ctare site @(50 Gross profit: (20 Gross profit:	%) p.a. p.a. 00% 000 per unit (ini per unit using ermediate)		Valu dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	Je Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous 0	ilng
TEST 9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 -	-		0			-	0		-	-	0				0	0%	0%	0% 0%
0 -	-	-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0 -	-		0	-			0			-	0			-	0	0% 0%	0% 0%	0% 0%
0 -	-		0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
0			0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 -			0	-	-		o o	-		-	0		-		ĕ	0%	0%	0%
0 -		-1	0			-	0				0	- 1	- 1	- 1	-	0%	0%	0%
0 -			0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	- Value Area:		0	-	-	-	0	0%	0%	0%
								ı	O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability al	0%								

Value Area: 0	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 10 SHEET 1 DOWN MIDDLE UP	Value Area: 0	Value Area: 0	Value Area: 0 dwellings: (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Ab
Value Area: Seven 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subday at 10 per unit (rent & 20 per unit (rent Red Sustainability at £600 per unit 10% Affordable Housing	Value Area: Seven dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% of the substantial business of the substantial busines	0% Affordable Housing O Value Area: Seven dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units pa. Subdisks at 50 pr. unit (20%) Subdisks at 50 pr. unit (20%) Subdisks at 50 pr. unit (20%) 10% Affordable Housing	Value Area: Seven dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidyal (50 per unit (emt) & (50 per unit (intermediate)) Sustainability at £600 per unit 10% Affordable Housing	Value Area: Seven dwellings (50 Houses) 1.11 Hectares site @(50 DPH) ghb. 1.14 Hectares site @(50 DPH) ghb. 1.15 Hectares site (20%) Absorption, 50 units p. a. Planning gian at 100% Sustainability at £000 per unit (intermediate) Sustainability at £000 per unit 10% Affordable Housing
70: 30 (Social Rent to Intermediate) TEST 11 SHEET 1 GREENFIELD 2010 2010 2011 2012 2013 2014 2014 2016 2016 2017 2018 2019 2020 2020 2020 2020 2021 2022 2024 2025 2026 2026 2026 2027 2028	70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 DOWN MIDDLE UP 2010 A A A 2011 A A 2012 A A 2013 A 2014 A A 2015 A 2016 A 2017 A 2018 A 2019 A 2019 A 2019 A 2019 A 2020	70:30 (Social Rent to Intermediate) TEST 11 SNEET 1 NDUSTRIAL2 2010	70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 PDL PDL 2010 2010 2011 2012 2012 2013 2014 2015 2016 2017 2017 2018 2019 2019 2019 2019 2019 2019 2019 2019	70:30 (Social Rent to Intermediate) FEST 11 SHEET 1 REDUCTION OF AFFORDABLE DOWN MIDGAE UP -00:00 M MIDGAE
Value Area: Seven 50 dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. cross profit: (20%)) Absorption: 50 units p.a. Panning gain at 100% Subsidy at £0 per unit (rent) £ £0 per unit (renteredia Sustainability at £0 per unit 10% Affordable Housing 70.30 (Social Rent to Intermediate)	Sustainability at £0 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate)	Planning gain at 100% Subsidy at E0 per unit (emi) & Do per unit (intermes Sustainability at £60 per unit 100% 100% Affordable Housing 70:30 (Social Bent to Intermediate) Value Area: Severe 3) 1.11 Hectare site @ (50 DPH) dph. Gross portit: (20%) Absorption: 50 units p.a. Planning gain at 100% Affordable Housing 10% Affordable Housing 10% Affordable Housing 70:30 (Social Bent to Intermediate)	Value Area: Seven dwellings (50 Houses) 1.11 Hecters estie @(50 DPH) dph. Absorption: 50 units p.a. Planning gain at 1000; Subsidy at £0 per unit (emt) & £0 per unit (emtendiate) Sustantanality at £0 per unit 10% Affordable Housing 70-30 (Social Rent to Intermediate)	Value Area: Seven dwellings (50 Houses) 1.11 Hectare site @(50 DPH) dph. Gross profit (20%) Absorption. 50 units p.a. Planning gain at 100 per unit finitemediate) Sustainability at E0 per unit 10% Affordable Housing 70.30 (Social Rent to Intermediate)
TEST 12 SHEET 1 GREENFIELD 2010 2011 2011 2012 2013 2014 2016 2016 2017 2017 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2019 2020 2021 2021 2022 2023 2024 2025 2026 2027 2028 2029 2029 2029 2020 2020 2020 2021 2020 2	TEST 12 SHEET 1 DOWN MIDDLE UP	2012	PDL DOWN MIDGLE UP 2011 2017 2018 201	TEST 12 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDGLE UP 1224% 32% 22% 23% 1011 129% 38% 23% 1012 5-60% 58% 26% 1013 5-60% 58% 26% 1014 5-90% 139% 33% 1016 30% 15664% 39% 1017 339% 15664% 39% 1018 5-60% 58% 39% 1019 120% 33% 1019 120% 33% 1019 120% 33% 1019 120% 34% 1019 120% 34% 1019 120% 34% 1019 120% 34% 1019 120% 34% 1019 120% 34% 1019 120% 34% 1019 120% 34% 1019 17% 1010 17% 10
2026	2026 17 A) A)	Value Area: Seven 50 dwellings, (50 Houses) 1.11 Hectare site (50 DPI) dph Gross profit: (20%) Absorption: 50 units p.a. Planning pain at 100% Subsidy at E0 per unit (ent) & E0 per unit (intermed substantiability) at E0 per unit 10% Arthreable Housing 70:30 (Social Rent to Intermediate)		3026 45% 30% 17%

50 dwellings 1.11 Hectare sit Gross pr Absorption: Planning g Subsidy at £0 per unit (re- Sustainability at 10% Afford 50:50 (Social Re-	rea: Seven (50 Houses) e @(50 DPH) dph. offit: (20%) 50 units p.a. ain at 100% it) & £0 per unit (intermedia it £1800 per unit abbe Housing int to Intermediate)	te) Subsi	dwelling .11 Hectare Gross Absorptic Plannic dy at £0 per unit (Sustainabilit 10% Affo 0:50 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	dwelling .11 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 10% Affo 0:50 (Social	Area: Seve gs (50 House site @(50 D s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u y at £1800 pe brdable Hou Rent to Inte	es) PH) dph. a. bi init (intermediate) r unit using	Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilli 10% Affo 0:50 (Social I	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	te) Subsic	dwelling 1.11 Hectare : Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 10% Affo 0:50 (Social F	y at £1800 per	t (intermediate)
TEST 13 SHEET 1	REENFIELD	TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 31%	UP 19%
2011	** **	2011		1.4	*)	2011		**	4)	2011	• • •	**	~ ~	2011	-81%	37%	21%
2012	** 1*	2012	**	**	A)	2012		**	A }	2012 2013	**	**		2012	-45% -42%	53%	24%
2014	** (*	2014	••	••	A)	2014	••	**	4.4	2014	**	**	~ ~	2014	-28%	184%	30%
2015		2015	**	**	(v	2015		**		2015 2016	**	**		2015	-21%	-165% -294%	38%
2017	** (*	2017	~ ~	~ ~	A >	2017	••	**	A)	2017	**	**	~ ~	2017	-29%	493%	29%
2018	** * * * * * * * * * * * * * * * * * * *	2018	**	**	A >	2018	**	**	A)	2018 2019	**	**		2018	-39%	123% 69%	25% 22%
2020	V V A >	2020	* *	**	.,	2020	••	* *	4.)	2020	* *	**	(+	2020	-148%	49%	20%
2021	** **	2021	~ ~	(v	A)	2021		1.4	A)	2021 2022	**	**	A >	2021	102%	39% 32%	18% 16%
2023	(v A)	2023 2024	**	A.)	* >	2023	••	A.)	**	2023 2024	• •	**	A >	2023 2024	62% 51%	28%	15%
2025	(v A)	2025	**	A)	4)	2025		4)	A P	2025	**	**	A >	2025	46%	27% 26%	15% 15%
2026	v v	2026	**	* >	*>	2026	V-	ue Area: Se	* >	2026	**	**	*>	2026	44%	28%	15%
50 dwellings 1.11 Hectare sit Gross pn Absorption: Planning g Subsidy at £0 per unit (rer Sustainability &	rea: Seven (50 Houses) e @(50 DPH) dph. offi: (20%) 50 units p.a. ain at 100% i) £ 0 per unit (intermedia it £1800 per unit		dwelling .11 Hectare Gross Absorptic Planning dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	S) PH) dph. a. iit (intermediat	1	Pisidy at £0 per u Sustaii 10% 50:50 (S Value dwelling .11 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	icorption: 50 unit anning gain at 1 init (rent) & £0 p nability at £1800 fs Affordable Hoccald Rent to Int Area: Seve gs (50 House site @(50 D a profit: (20%) ion: 50 units p. gg gain at 1009 (rent) & £0 per ut yat £1800 per ut yat £1800 pe	DO% Der unit (interme) Der unit (interme) Der unit (intermediate) Der unit (intermediate) Der unit (intermediate) Der unit (intermediate)	1	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009	PH) dph. a. init (intermedia r unit	te) Subsic	dwelling 1.11 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hou:	t (intermediate)
	nt to Intermediate)	0:	100 (Social I			0:		Rent to Inte		0:	100 (Social I			0	:100 (Social F	Rent to Inter	mediate)
TEST 14 SHEET 1	SREENFIELD	TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1	CTION TO AFFORI	DARLE
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	(v A)	2010	**	()	4)	2010	**	1.	4)	2010 2011	**	**	4) (v	2010	-159% -58%	21% 25%	12% 13%
2012	** *	2012	**	**	* >	2012	**	**	A P	2012 2013	* *	**	**	2012	-33%	36% 42%	15% 15%
2014	** (*	2013		**	*)	2013		**	A)	2013	**	**		2013	-19%	122%	19%
2015	**	2015	~ ~	~ ~	* >	2015 2016	••	**	4.)	2015 2016	• •	**	~ ~	2015	-15%	-110%	24% 21%
2017	** (*	2017			*)	2017			4)	2017				2017	-10%	319%	18%
2018	** **	2018	**	• •	A)	2018	••	••	A):	2018 2019	• •	••		2018	-27% -42%	77% 43%	15% 13%
2020	V V A >	2020	**	4.4		2020		**	A.)	2020	• • •	**	(*	2020	-96%	31%	12%
2021	(v A)	2021	**	A)	* >	2021	••	4 *	A)	2021	**	**	A >	2021	319%	24% 20%	10% 9%
2023	(v	2023	**	4.)	A >	2023	• • •	A >	* >	2023	**	**	A >	2023	39%	18%	9%
2024 2025	(v A)	2024	(+	4)	A)	2024		A)	A }	2024 2025	**	**	A >	2024 2025	33% 29%	17% 17%	9%
2026	(v A)	2026	(+	A)		2026	**	ue Area: Se	* >	2026	* *	**	A >	2026	28%	18%	9%
50 dwellings 1.11 Hectare sit Gross pn Absorption: Planning g Subsidy at £0 per unit (rer Sustainability a 10% Afford	rea: Seven (50 Houses) e @(50 DPH) dph. off: (20%) 50 units p.a. ain at 100% i) £ to per unit (intermedia it £ 1800 per unit lable Housing	te) Subsi	dwelling .11 Hectare Gross Absorptic Planning dy at £0 per unit (Sustalnabilit 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	S) PH) dph. a. iit (intermediat unit sing	1 Subsi	1.11 He (Abs Pi ssidy at E0 per u Sustain 10% 0.100 (S Value dwelling .11 Hectare Gross Absorpti Plannir dy at E0 per unit Sustainabilli 10% Affe	invellings (50 Mo citare site @(50 ciross profit: (20 corption: 50 unit anning gain at 1 init (rent) & £0 i nability at £1800 6 Affordable Ho colal Rent to Ini Area: Seve 85 (50 House site @(50 D i profit: (20%) 100: 50 units p 100: 50 units p 100: 60 un	DPH) dph. %) s p.a. 20% s p.a. 20% er unit (interme per unit susing ermediate) n ss) PH) dph. a. a. b. in (intermediate) r unit	1 Subsi	dwelling .11 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 10% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermedia r unit using	te) Subsic	dwelling 1.11 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hou:	t (intermediate)
0:100 (Social Re TEST 15 SHEET 1	nt to Intermediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 15 SHEET 1	Rent to Inte	rmediate)		100 (Social I	Rent to Inte	rmediate)		:100 (Social F	Rent to Inter	mediate)
	SREENFIELD			INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFORI	DABLE UP
2010 DOWN	MIDDLE UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	-159%	MIDDLE 21%	12%
2011	** **	2011	**	**	A)	2011	**		A)	2011 2012	**	**	- (-	2011	-58% -33%	25% 36%	13% 15%
2013	** A)	2013	**	**	A)	2013	**	**	A)	2013 2014	**	* *	**	2013 2014	-30% -19%	42%	15% 19%
2015	** **	2015		**		2015	**		4.4	2015				2015	-15%	-110%	24%
2016	** (*	2016	**	**	A)	2016	**	**	A)	2016 2017	**	**	**	2016	-16% -20%	-193% 319%	21% 18%
2018	¥ ¥	2018	~ ~	**	A >	2018	**		A >	2018	- ; ;	**		2018	-27%	77%	15%
2019	** **	2019	**	(*	4)	2019	**	**	A)	2019 2020	**	**	(*	2019	-42% -96%	43% 31%	13% 12%
2021	v v	2021	**	A)	4)	2021	**	(v	A >	2021 2022	• •	**	A)	2021	319% 64%	24% 20%	10% 9%
2023	(v	2023	**	4.)	*>	2023	**	*>	A P	2023	••	**	A >	2023	39%	18%	9%
2024	(v A)	2024 2025	(*	A)	A)	2024	**	A)	A)	2024 2025	• •	* *	A)	2024	33% 29%	17% 17%	9% 9%
2025	(v A)	2025	(+	A)	4)	2025	* *	A.)	A >	2025 2026		- ;;	A)	2025	29% 28%	17% 18%	9% 9%
						Sub	50 d 1.11 He (Abs Pl: sidy at £0 per u Sustain 10%	lue Area: So hwellings (50 Ho ctare site @(50 Gross profit: (20 corption: 50 unit anning gain at 1 init (rent) & £0 p hability at £1800 5 Affordable Ho ocial Rent to Ini	uses) DPH) dph. %) s p.a. DO% per unit (interme	ediate)							

50 dwelli 1.11 Hectare Gros Absorpi Planni Subsidy at £0 per uniti Sustainabil 10% Aff	e Area: Seven ings (50 Houses) 2 site @ (50 DPH) c is profit: (25%) tion: 50 units p.a. ing gain at 100% t (rent) & £0 per unit (int lity at £1800 per unit 'ordable Housing Rent to Intermed	ermediate)	Subsidy 70:	dwellings 11 Hectare s Gross Absorptio Planning y at £0 per unit (i Sustainability 10% Affoi 30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling .11 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 10% Affo	Area: Seve gs (50 House site @(50 D profit: (25%) ion: 50 units p. gg gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) sing	Subsid	dwelling .11 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	s) PH) dph. a. binit (intermedia runit	te) Subsid	dwelling 1.11 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabili 10% Affo 0:30 (Social	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	id) dph. id) dph. id) distribution of the control
TEST 16 SHEET 1	GREENFIELD	1	EST 1	6 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1 REDU	CTION TO AFFOR	DABLE
DOWN 1010	MIDDLE	UP 2	010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN -64%	MIDDLE 47%	UP 24%
1011	**	∢ ▼ 2	011	**		A >	2011			*)	2011				2011	-42%	65%	27%
1012	**		012 013	**		*>	2012	**		(*	2012 2013		* *	**	2012	-30% -28%	135%	33% 34%
1014	**	· • 2	014	**			2014		**	**	2014				2014	-21%	-199%	44%
1016	**		015 016	**			2015			**	2015 2016		**	**	2015	-17% -19%	-62% -74%	66% 54%
1017	**	· · 2	017	**		4.*	2017	**		**	2017		**	**	2017	-22%	-121%	43%
1018	**		018 019	**		*>	2018			(v	2018 2019		**	**	2018	-28% -38%	-449% 267%	35% 30%
1020	· ·		020	* *	**	A >	2020	~ ~	~ ~	A F	2020	~ ~	• •	**	2020	-59%	107%	26%
1021			021 022	**	**	A)	2021	**	**	A)	2021 2022	~ ~	**	1+	2021	-121% -1550%	67% 50%	23% 21%
1023	* *		023	**	1 *	. >	2023	**	**	A >	2023	~~	**	(*	2023	185%	42%	19%
1024			024 025	**	1.	A)	2024			*)	2024 2025	**		1.	2024 2025	90%	39% 38%	19% 18%
1026	**	A > 2	026	* *	4.4	.,	2026	· · ·	lue Area: Se	A >	2026	**	* *	(+	2026	83%	41%	18%
50 dwelli 1.11 Hectare Gros Absorpt	e Area: Seven ings (50 Houses) e site @(50 DPH) o is profit: (17%) tion: 50 units p.a. ing qain at 100%	lph.	1.	dwellings 11 Hectare s Gross Absorption	Area: Seve s (50 House site @(50 Di profit: (17%) no: 50 units p. g gain at 100%	s) PH) dph. a.		Plasidy at E0 per u Sustain 10% 70:30 (S Value dwelling .11 Hectare Gross Absorpti	corption: 50 unit anning gain at 11 init (rent) & £0 p nability at £1800 of Affordable Hoocial Rent to Int Area: Seve gs (50 House site @(50 D profit: (17%) lon: 50 units p. kg gain at 100%	oo% er unit (interme per unit using ermediate) n S) PH) dph.		dwelling 11 Hectare : Gross Absorptio	Area: Seve s (50 House site @(50 D profit: (17%) on: 50 units p. g gain at 1009	s) PH) dph. a.	1	dwelling 1.11 Hectare Gross Absorpti	Area: Sever gs (50 Houses site @(50 DF profit: (17%) on: 50 units p.a g gain at 100%	H) dph.
Subsidy at £0 per unit	t (rent) & £0 per unit (inte	ermediate)	Subsidy	at 60 per unit (r	rent) & £0 per ur	nit (intermediat	e) Subsi	dy at £0 per unit	(rent) & £0 per u	it (intermediate)	Subsic	dy at £0 per unit (rent) & £0 per u	nit (intermedia	te) Subsid	ly at £0 per unit (rent) & E0 per un	t (intermediate
10% Aff	lity at £1800 per unit ordable Housing	,		10% Affor	y at £1800 per rdable Hou	ising		10% Affo	ty at £1800 per ordable Hou	sing		10% Affo	y at £1800 pe rdable Hou	ising		10% Affo	ty at £1800 per ordable Hou	unit sing
70:30 (Social TEST 17 SHEET 1	Rent to Intermed	iate)	70: FST 1	30 (Social R	Rent to Inter	mediate)	TEST	17 SHEET 1	Rent to Inter	mediate)	TEST	: 30 (Social F 17 SHEET 1	Rent to Inte	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
	GREENFIELD				INDUSTRIAL1	,			INDUSTRIAL2		1.25.		PDL			REDU	CTION TO AFFOR	
DOWN	MIDDLE	UP 2	010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 540%	MIDDLE 31%	UP 20%
1011	••		011 012	••	A >	A)	2011	••	(+	A >	2011 2012	••	••	(*	2011	-208%	36% 48%	22% 25%
1013		* * 2	013	**			2013			4)	2013				2013	-68%	53%	26%
1014	**		014 015	••	~ ~	A)	2014	**	**	* >	2014 2015	~ ~	**	* *	2014	-40%	101%	30% 38%
1016	**	← 2	016				2016			A)	2016		- ;;		2016	-33%	405%	34%
1017			017 018	* *		A)	2017		••	A }	2017 2018	~ ~	• •	• •	2017	-43% -64%	146%	30% 26%
1019		* > 2	019	**		A)	2019			A >	2019				2019	-126%	58%	24%
1020	**		020 021	**	(v	A)	2020		1.4	A P	2020 2021	* *	* *	4 *	2020	-3248% 146%	46% 38%	21% 20%
1022	(♥	^ 2	022	**	* >	* >	2022	**	A >	A >	2022	••	**	* >	2022	74%	32%	18%
1023	(v		023 024	4.4	A)	* >	2023 2024		A)	A P	2023 2024		**	A)	2023 2024	53% 47%	29% 28%	17% 17%
025		* > 2	025	(+	A)	A)	2025		A)	4.)	2025	V.		A)	2025	43% 42%	28%	17%
	lue Area: 0			Valu	e Area: 0		Sub	1.11 He Abs Pli sidy at E0 per u Sustali 10% 70:30 (S Val	wellings (50 Horctare site @(50 Gross profit: (17 corption: 50 unit anning gain at 1) unit (rent) & E0 pability at £1800 affordable Horccial Rent to Intue Area: 0	OPH) dph. %) s p.a. o0% er unit (interme per unit using	ediate)		ue Area: O				ue Area: 0	
0 d	fwellings (0) te @(0) dph.			dwo 0 site	ellings (0) @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.	
Gr	ross profit: 0 bsorption: 0			Gros	ss profit: 0 sorption: 0			Gn	oss profit: 0 osorption: 0			Gro	ss profit: 0 sorption: 0			Gro	oss profit: 0 isorption: 0	
Plann	ning gain at 0%			Plannin	ng gain at 0%			Plann	ing gain at 0%			Plannii	ng gain at 0%			Planni	ing gain at 0%	
Sust	Subsidy at 0 tainability at 0			Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0			Susta	ubsidy at 0 ainability at 0	
0% Affo	ordable Housing			0% Affor	dable Hous	sing		0% Affo	rdable Hou 0	sing		0% Affor	dable Hou	sing		0% Affo	rdable Hous	ing
TEST 18 SHEET 1		7	EST 1	8 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	Г	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	\dashv	DOWN	MIDDLE	DABLE UP
-	-	0		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		0			-		0	-		-	0	-			0	0%	0%	0% 0%
-	-	0	· [-	-	-	0		-	-	0	-		-	0	0%	0%	0%
-	-	0	<u> </u>		-	-	0	-	-	-	0			-	0	0%	0%	0% 0%
	-		·		-	-	ő		-		0			-	ő	0%	0%	0%
-	-	0			-	-	0	-	-	-	0			-	0	0%	0% 0%	0% 0%
		0	·				0				0				0	0%	0%	0%
-	-	0		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-		0		-	-	-	0	-		-	0	-	-	-	0	0%	0%	0% 0%
-	-		·		-	-	o		-	-	0	-		-	0	0%	0%	0%
-	-	0			-	-	0	-	-	-	0			-	0	0%	0%	0% 0%
		- 0				-	ő			-	0	-			ő	0%	0%	0%
								F	O dwellings (0) O site @(0) dph Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
TEST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
	0		0	0 0% 0% 0%
	0	0	·	0 0% 0% 0% 0 0% 0% 0%
		0	·	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
		0	0	0 0% 0% 0%
		0 site ⊕(0) dph. Gross profit: 0 Absorption: 0 Planning again at 0%, Subsidy at 0 Subsidy at 0 Subsidability at 0 07% Affordable Housing		
Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
TEST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
				0 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
			o	0 0% 0% 0%
	0	0		0 0% 0%
		0		0 0% 0% 0% 0% 0% 0%
			0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
			0 <u></u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	Value Area: 0 0 dwellings (0) 0 site @(0) ghn. Gross profit: 0 Absorption: 0 Absorption: 0 Sudady at 0 Sudady at 0	<u> </u>	0 0% 0% 0%

Figure 85 – Sensitivity Testing

		Area: One)		Value	Area: One	ac)			e Area: One				e Area: One				Area: One	as)
0.	.56 Hectare		PH) dph.	0	.56 Hectare			C	.56 Hectare			0	.56 Hectare			C	0.56 Hectare s		
0.1.1.	Absorpti	on: 50 units p. g gain at 100%	.a. 6		Absorption	on: 50 units p.a g gain at 100%			Absorpt	on: 50 units p. g gain at 1009	5		Absorpti	on: 50 units p. g gain at 1009	5		Absorptio	n: 50 units p.a gain at 100%	
	Sustainabilit 40% Affo	y at £1800 per rdable Hou	r unit using		Sustainabilit 40% Affo	y at £1800 per rdable Hou	unit sing		Sustainabili 40% Affo	ty at £1800 pe ordable Hou	unit Ising		Sustainabili 40% Affo	ty at £1800 pe ordable Hou	unit Ising		Sustainability 40% Affor	y at £1800 per rdable Hou	unit s ing
	100 (Social I 1 SHEET 1	GREENFIELD	rmediate)		100 (Social I 1 SHEET 1	Rent to Inter	mediate)		1 SHEET 1	Rent to Inte	mediate)		100 (Social I	Rent to Inte	mediate)		1 SHEET 1	Rent to Inter	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 30%	MIDDLE 24%	UP 22%
2011 2012	**	**	**	2011 2012		**	**	2011	**	**	**	2011 2012	1 *	**	**	2011 2012	30% 34%	24% 26%	22% 23%
2013 2014	A)	**	**	2013 2014	A)	**	**	2013 2014	A)	**	**	2013 2014	(v	**	**	2013 2014	34% 34%	27% 27%	23% 23%
2015 2016	A)	**	**	2015 2016	4)	**		2015 2016	A)	**	**	2015 2016	* *	**	**	2015 2016	42% 40%	31% 30%	25% 25%
2017 2018	*)	**	**	2017 2018	A)	**	**	2017 2018	A)	**	**	2017 2018	4 *	**	**	2017 2018	39% 36%	29% 28%	24% 23%
2019 2020	.,	**	**	2019	* * *	**	**	2019	* >	**	**	2019 2020	(v	**	**	2019 2020	34% 32%	27% 26%	22% 22%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	30%	25% 24%	21%
2023	**	**	**	2023	**	**	**	2022	**	**	**	2023	**	**	**	2023	27%	24%	20%
2024 2025 2026	**	**	**	2025		**	**	2024 2025 2026	**	**	**	2024 2025 2026	**	**	**	2024 2025 2026	26% 26% 26%	23%	20%
								Sul	0.56 He (Abs Pi osidy at E0 per u Sustaii 40% 0:100 (S	Affordable He ocial Rent to Int	DPH) dph. 36) s p.a. 00% ser unit (interme per unit susing ermediate)	ediate)							
	10 dwellin .56 Hectare Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p. g gain at 100%	ses) PH) dph. .a. 6 nit (intermediate		10 dwellin .56 Hectare : Gross Absorption Planning dy at £0 per unit i	profit: (20%) on: 30 units p.: g gain at 100%	es) PH) dph. a. it (intermediate		70 dwellir 70 dwellir 7.56 Hectare Gross Absorpti Plannir idy at £0 per unit	e Area: One ngs (10 Hous site @(20 D profit: (20%) on: 30 units p. g gain at 100%	es) PH) dph. a. hit (intermediate)		10 dwellin 1.56 Hectare Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 30 units p. g gain at 1009	es) PH) dph. a. bit (intermediate)		10 dwelling 0.56 Hectare s Gross Absorptio Planning y at £0 per unit (re	profit: (20%) on: 30 units p.a gain at 100%	H) dph. t (intermediate)
0	40% Affo 100 (Social I	rdable Hou	using	0:	40% Affo 100 (Social I	rdable Hou	sing	0.	40% Affo 100 (Social	ordable Hou	ısing	0:	40% Affo 100 (Social	ordable Hou	ısing	0:	40% Affor	rdable Hou	sing
	2 SHEET 1	GREENFIELD	mediatey		2 SHEET 1	INDUSTRIAL1	mediatey		2 SHEET 1	INDUSTRIAL2	mediatey	TEST	2 SHEET 1	PDL	mediatey		2 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 30%	MIDDLE 24%	UP 22%
2011 2012		**	**	2011 2012	**	**	**	2011	**	**	**	2011 2012	() (v	**	**	2011 2012	30% 34%	24% 26%	22% 23%
2013	A)	**	**	2013	A)	**	**	2013	A)	**	**	2013	4+	**	**	2013	34%	26% 26%	23%
2015	A >	**	**	2015	A >	**	**	2015	* >	**	**	2015	**	**	**	2015	41%	30%	24%
2016 2017	*)	**	**	2016 2017	A)	**	**	2016 2017	* >	**	**	2016 2017	(*	**	**	2016 2017	39% 37%	30% 28%	24% 23%
2018 2019	* >	**	**	2018 2019	A)	**	**	2018 2019	A)	**	**	2018 2019	4 *	**	**	2018 2019	35% 32%	27% 26%	22% 22%
2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	30% 28%	25% 24%	21% 20%
2022 2023	**	**	**	2022 2023	**	**		2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	27% 26%	24% 23%	20% 19%
2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	26% 25%	23% 23%	19% 19%
2026	**	**	**	2026	**	**	**	2026	**	lue Area: 0	**	2026	**	**	**	2026	25%	23%	19%
0.	10 dwellin .56 Hectare	• Area: One gs (10 Hous site @(20 D	ses) PH) dph.	0	10 dwellin .56 Hectare :		es)	Τ	0.56 He (Abs Pli ssidy at £0 per u Sustain 40% 0:100 Valuu 10 dwellir 0.56 Hectare	ability at £1800 Affordable He ocial Rent to Inte Area: One ags (10 Hous site @(20 D	DPH) dph. %) s p.a. DO% leer unit (interme per unit susing ermediate) DOS DOS DOS DOS DOS DOS DOS DOS DOS DOS		10 dwellin .56 Hectare	e Area: One igs (10 Hous site @(20 D	es)	0	10 dwelling 0.56 Hectare s	Area: One gs (10 House site @(20 DF	es) H) dph.
0:	Absorpti Plannin dy at £0 per unit Sustainabilit 40% Affo 100 (Social I	y at £1800 per rdable Hou	.a. 6 nit (intermediate r unit using		Absorpti Plannin dy at £0 per unit i Sustainabilit	y at £1800 per rdable Hou	it (intermediate unit sing		Absorpti Plannir idy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	hit (intermediate) unit unit us ing		Absorpti Plannin dy at £0 per unit Sustainabili	ty at £1800 pe ordable Hou	it (intermediate) unit unit using		Absorption Planning by at £0 per unit (re Sustainability	y at £1800 per rdable Hou	t (intermediate) unit sing
TEST 3	3 SHEET 1	GREENFIELD		TEST	3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2		TEST	3 SHEET 1	PDL		TEST	3 SHEET 1 REDUC	TION TO AFFOR	DABLE
2010 2011	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010 2011	30% 30%	MIDDLE 24% 24%	UP 22% 22%
2012	4)	**	**	2012	4)	**	**	2012	A)	**	**	2012	1 *	**	**	2012	34% 34%	26% 27%	23% 23%
2014 2015	*)	**	**	2014	A)	**	**	2014	A)	**	**	2014	(v	**	**	2014	34% 42%	27% 31%	23% 25%
2016 2017	A)	**	**	2016 2017	A P	**	**	2016 2017	A)	**	**	2016 2017	* * *	**	**	2016 2017	40% 39%	30% 29%	25% 24%
2018 2019	A)	**	**	2018 2019	A)	**	**	2018 2019	*)	**	**	2018 2019	4 ¥	**	**	2018 2019	36% 34%	28% 27%	23% 22%
2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	32% 30%	26% 25%	22% 21%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	28% 27%	24% 24%	20% 20%
2024	**	**	**	2024 2025 2026	**	**	**	2024	**	**	**	2024	**	**	**	2024	26% 26%	23% 23%	20%
2026	**	**	**	2026	**	**		2026		alue Area: (2026	**	**	**	2026	26%	23%	20%
								Sul	0.56 He (Abs Planting Sidy at E0 per u Sustain 40%	wellings (10 Ho ctare site @(20 Gross profit: (20 corption: 70 unit anning gain at 1 nit (rent) & E0 p abbility at E1800 & Affordable Ho ocial Rent to Inf	DPH) dph. 36) s p.a. 00% er unit (interme per unit pusing	ediate)							

Subsic 0:	10 dwellin 56 Hectare : Gross Absorptic Plannity y at £0 per unit (Sustainabilit 40% Affo 100 (Social F	e Area: One gs (10 Hous site @(20 Df profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ry at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. it (intermediate) unit ssing	Subsid	dwelling: .56 Hectare s Gross Absorptic Plannin dy at £0 per unit (Sustainability 40% Affo 100 (Social F	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per un y at £1800 per rdable Hou	H) dph. it (intermediate unit sing	s) Subsi	dwelling 0.56 Hectare Gross Absorpti Planni idy at £0 per unit Sustainabili 40% Affo 100 (Social	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. iit (intermediate) unit issing	Subsi 0:	dwelling 0.56 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili 40% Affo 100 (Social	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per unity at £1800 per prdable Hou	es) PH) dph. a. nit (intermediate) r unit using	Subsic	dwelling: 0.56 Hectare s Gross Absorptio Planning dy at £0 per unit (re Sustainability 40% Affor 1:100 (Social R	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per rdable Hou	H) dph. t (intermediate) unit sing
TEST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 30%	MIDDLE 24%	UP 21%
2010	**	**	**	2010	**	**	**	2010			**	2010	- 1,	**	**	2010	30%	24%	21%
2012	A 3	**	**	2012	4.)	**	**	2012	* >		**	2012	4.4	**		2012	33%	26%	23%
2013 2014	4)	**	**	2013 2014	*)	**	**	2013	A)	**	**	2013 2014	4.4	**	**	2013 2014	33% 33%	26% 26%	23% 22%
2014	*)		**	2014	4)	**	**	2014	4)		**	2014		**		2014	40%	30%	25%
2016	* >	**	**	2016		**	**	2016	. >		**	2016	4.4	**		2016	39%	30%	24%
2017	*>	**	**	2017	* >	**	**	2017	* >	**	**	2017	4.4	**	**	2017	37%	29%	23%
2018 2019	A)	**	**	2018 2019	.,	**	**	2018	* * *	**	**	2018 2019	1 *	**	**	2018 2019	35% 33%	28% 27%	23%
2020	**	**	**	2020	**	**	**	2020		**	**	2020	**	**	**	2020	31%	26%	21%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	29% 27%	25% 24%	21%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	26%	23%	20%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	26%	23%	20%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	25% 25%	23% 23%	19% 19%
2020				2020				2020	Va	alue Area: C	ne	2020				2020	2076	2,376	1 970
	10 dwellin 56 Hectare : Gross Absorptio Plannin	e Area: One gs (10 Hous site @(20 Df profit: (20%) on: 50 units p.a g gain at 200%	es) PH) dph. a.		dwelling: .56 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 200%	H) dph.	C	osidy at £0 per u Sustair 40% 0:100 (S Value dwelling 0.56 Hectare Gross Absorpti Plannin	ability at £1800 affordable Ho ccial Rent to Int e Area: One gs (10 House site @(20 D profit: (20%) on: 50 units p. g gain at 200%	o% er unit (interme per unit vusing ermediate) S) PH) dph. a.	o	dwelling 0.56 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 200%	es) PH) dph. a. 6		dwellings 0.56 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 200%	H) dph.
	y at £0 per unit (Sustainabilit 40% Affo	rent) & £0 per ur y at £1800 per rdable Hou	it (intermediate) unit s ina		dy at £0 per unit (Sustainability 40% Affo	rent) & £0 per un y at £1800 per rdable Hou	unit sing		dy at £0 per unit Sustainabili 40% Affo	(rent) & £0 per u ty at £1800 per ordable Hou	nit (intermediate) unit s ing		dy at £0 per unit Sustainabili 40% Affo	(rent) & £0 per u ty at £1800 per ordable Hou	nit (intermediate) r unit using		dy at £0 per unit (re Sustainability 40% Affor	ent) & £0 per un y at £1800 per rdable Hou	unit s ina
O:	100 (Social F	Rent to Inter	mediate)	U:	100 (Social F 5 SHEET 1	Rent to Inter	mediate)	TEST	100 (Social 5 SHEET 1	Rent to Inter	mediate)		100 (Social I	Rent to Inter	rmediate)	TEST	: 100 (Social R	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	TION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 32%	MIDDLE 25%	UP 22%
2011	A)	**	**	2011	A)	**	**	2011	* >	**	**	2011		**	**	2011	32%	25%	22%
2012 2013	4)	**	**	2012 2013	A)	**	**	2012 2013	A)	**	**	2012 2013	1+	**	**	2012 2013	36% 36%	27% 28%	24% 24%
2014	A >	**	**	2014	A F	**	**	2014	* >	**	**	2014	4 *	**		2014	37%	28%	24%
2015 2016	1 7	A P	* >	2015 2016	* >	4)	4)	2015 2016	4)	A)	A >	2015 2016	**	1 *	A)	2015 2016	47% 45%	33% 32%	26% 26%
2017	* >	* *	**	2017	* >	**		2017	A >	**	**	2017	• •	**	^^	2017	41%	31%	25%
2018 2019	4.)	**	**	2018 2019	A)	**	**	2018 2019	A)	**	**	2018 2019	4.4	**	**	2018 2019	39% 36%	30% 29%	24%
2020	* >	**	**	2020	* >	**		2020	. >	**	**	2020	4.*	**	**	2020	34%	27%	22%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	31% 30%	26% 25%	22% 21%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	28%	25%	20%
2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	27% 27%	24% 24%	20%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	27%	24%	20%
	Value	Area: One			Value	Area: One		Sul	10 d 0.56 Her 0.56 Her Abs Pit osidy at E0 per u Sustair 40% 0:100 (S	ability at £1800 Affordable Ho ocial Rent to Intel Area: One	ises) PH) dph. %) s p.a. 10% er unit (interme per unit using ermediate)	ediate)	Value	e Area: One gs (10 House	, ,		Value	Area: One	
	Gross Absorption Planning at £48500 per unit Sustainabilit	gs (10 Hous site @(20 DF profit: (20%) on: 50 units p.i g gain at 100% (rent) & £26000 per y at £1800 per	PH) dph. a. unit (intermediate		.56 Hectare s Gross Absorptio Planning at £48500 per unit (Sustainabilit	site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per	'H) dph. unit (intermediat	e) Subsidy	0.56 Hectare Gross Absorpti Plannin y at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe tv at £1800 per	PH) dph.	O Subsidy	0.56 Hectare Gross Absorpti Plannin vat £48500 per unit Sustainabili	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe	PH) dph. a. 6 r unit (intermediate		0.56 Hectare s Gross Absorptio Planning by at £48500 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per v at £1800 per	'H) dph. unit (intermediate) unit
	40% Affo 100 (Social F SHEET 1	rdable Hou Rent to Inter	sing mediate)	0:	40% Affo 100 (Social F 6 SHEET 1	rdable Hou Rent to Inter	sina		40% Affo 100 (Social 6 SHEET 1		sing mediate)		40% Affo 100 (Social 6 SHEET 1		using rmediate)	0	40% Affor 1:100 (Social R 6 SHEET 1	rdable Hou Rent to Inter	sing mediate)
	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	TION TO AFFOR MIDDLE	DABLE UP
2010	**	**	**	2010	1.	**	**	2010	**	**	**	2010	1)	**	**	2010	20%	18%	17%
2011 2012		**	**	2011	**	**	**	2011	**	**	**	2011 2012	**	**	**	2011	20% 23%	18% 19%	17% 18%
2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	**		**	2013 2014	**	**	**	2013 2014	23% 23%	19%	18% 17%
2015	* >	**	**	2015	4.1	**	**	2015	* >	**	**	2015	(•	**	**	2015	29%	23%	19%
2016 2017	A)	**	**	2016 2017	* >	**	**	2016 2017	A)	**	**	2016 2017	1+	**	**	2016 2017	28% 27%	22% 22%	19%
2018	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	4 *	**	**	2018	25%	21%	18%
2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	24% 23%	20%	18% 18%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021				2021	22%	19%	17%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022 2023	**	**	**	2022	21% 20%	19% 19%	17% 17%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	* *	**	**	2024	20%	19%	17%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	20%	18% 19%	17% 17%
								Subsidy	10 d 0.56 Her C Abs Pla at £48500 per u Sustain 40%	wellings (10 Horotare site @(20 Gross profit: (20 corption: 50 unit init (rent) & E26 abbility at £1800 a Affordable Hoocial Rent to Int	ises) OPH) dph. %) s p.a. 00% 000 per unit (integer unit	ermedia	ate)						

After Afte	Value Area: One dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% soly at 123200 per unit (sent) & 122200 per unit (sent) Sustainability at ±1800 per unit (sent)	H) dph.	e Area: One gs (10 Houses site @(20 DPI s profit: (20%) ion: 50 units p.a. ng gain at 100% (rent) & £22000 per u	dwelling 56 Hectare Gross Absorpti Plannin at £25000 per unit		S) PH) dph. a. b. r unit (intermediate)	e Area: One gs (10 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per	dwelling .56 Hectare Gross Absorpti Plannin at £25000 per unit		S) PH) dph. a. unit (intermediate	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	dwellings .56 Hectare s Gross Absorptio Planning at £25000 per unit (es) PH) dph. a. cuit (intermediate	e Area: One gg (10 Hous site @(20 Df profit: (20%) on: 50 units p.a g gain at 100% (rent) & E22000 per	10 dwellir .56 Hectare Gross Absorpti Plannin at £25000 per unit	
Note Note	40% Affordable Housing 0:100 (Social Rent to Intermediate)	ing	ordable Hous	40% Affo	0.	ising	ordable Hou	40% Affo	0.	sing	rdable Hou	40% Affo	0.	ising	rdable Hou	40% Affo	0.
DOORS MEDICE SP DOOR MEDICE MP DOOR MP DOOR MEDICE MP DOOR MP DOOR MEDICE MP DOOR MP DOO	ST 7 SHEET 1					mediate)				mediate)				mediate)		7 SHEET 1	TEST
1	REDUCTION TO AFFORDABLE DOWN MIDDLE UP	UP	MIDDLE			UP	MIDDLE				MIDDLE			UP	MIDDLE		
100 1																	
1	2 24% 20% 18%	▲ ▲ 2012			2012				2012				2012				2012
100																	
1				(v													
1	7 28% 23% 20%	▲▲ 2017		- (+	2017				2017				2017			* >	2017
100																	
10 10 10 10 10 10 10 10	24% 21% 18%	A A 2020	**	**	2020	**		**	2020	**	**	**	2020	**	**	**	2020
Value Area: One One																	
10 10 10 10 10 10 10 10																	
Value Area: One One	5 21% 19% 17%	▲ ▲ 2025	**		2025			**	2025		**	**	2025			**	2025
10 destings (10 tours 1) 10 destinated 10 desti	21% 19% 17%	A A 2026	**	**	2026				2026		**	**	2026	**	**	**	2026
## 1 TEST 8 SHEET 1	Value Area: One dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% soly at \$1,000 per unit red at 2,000	H) dph. Init (intermediate) Subsicularit Ling	gs (10 Houses site @(20 DPI s profit: (20%) lon: 50 units p.a. gg gain at 100% (rent) & £24000 per u ty at £1800 per u bordable Hous	Value dwelling 56 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 40% Affc	O Subsidy	per unit susing ermediate) S) PH) dph. a. b. c. unit (intermediate) c. unit sising	ability at £1800 to affordable Ho ocial Rent to Interest One gs (10 House site @(20 Di profit: (20%) on: 50 units p g gain at 100% (rent) & £24000 per ty at £1800 per tordable Hou	Sustain 40% 0:100 (S Value dwelling .56 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 40% Affo	O subsidy	S) PH) dph. a. unit (intermediate	s (10 House: site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	dwelling: .56 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit: 40% Affo	e) Subsidy	es) PH) dph. a. unit (intermediate unit esting)	gs (10 Hous site @(20 DF profit: (20%) on: 50 units p.i g gain at 100% (rent) & £24000 per cy at £1800 per ordable Hou	10 dwellin .56 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 40% Affo	Subsidy
DOWN MIDCLE UP DOWN	0:100 (Social Rent to Intermediate) ST 8 SHEET 1		Rent to Intern			mediate)	Rent to Inter			mediate)	Rent to Inter			mediate)		100 (Social 8 SHEET 1	TEST
2010	REDUCTION TO AFFORDABLE DOWN MIDDLE UP	LID		DOWN	-	LID	INDUSTRIAL2	DOMN	-	LIB	INDUSTRIAL1	DOMAN	_	UB		DOWN	
2012	21% 18% 17%	A A 2010	**	()		**	**	**		**	**	**		**	**	**	
2014																	
2015																	
2017	5 30% 23% 20%	A A 2015	**	- ·	2015	**		* >	2015	**		A 3	2015		**	* >	2015
2018				1 *												A)	
2020	3 26% 22% 19%	▲ ▲ 2018	**	4+	2018	**	**	* >	2018	**	**	* >	2018	**	**		2018
A	23% 20% 18%																
A																	
2025	3 21% 19% 17%	A A 2023	**	**	2023	**		**	2023	**	**	**	2023	**	**	**	2023
Value Area: 0 Value Area:		2024															
10 10 10 10 10 10 10 10			**	**						**	**	**		**	**	**	
Sustainability at 0 O% Affordable Housing O% Aff	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%		vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%	Vali dw 0 siti Gro Ab Planni	ermedia	DPH) dph. %) s p.a. 00% 000 per unit (int per unit	ctare site #(20 i cross profit: (20' corption: 50 units unning gain at 16 init (rent) & £240 ability at £1800 a Affordable He ocial Rent to Int ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0%	0.56 Hei C Abs Plat £36000 per u Sustain 40% 0:100 (S Vali dw O sit Gre Ak	Subsidy :		ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%	dw O site Gro Abs Plannir			vellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0%	O dv O site Gro Ab Planni	
TEST 9 SHEET 1 TEST	Subsidy at 0 Sustainability at 0		ainability at 0	Susta			ainability at 0	Susta			inability at 0	Susta			ainability at 0	Susta	
GREATELD NOUSTRIAL1 NOUSTRIAL2 POL	0% Affordable Housing 0	ng		0% Affo		sing		0% Affo		ing		0% Affor		sing		0% Affo	
	ST 9 SHEET 1 REDUCTION TO AFFORDABLE	TEST	PDL	SHEET 1	TEST		INDUSTRIAL2	9 SHEET 1	TEST		INDUSTRIAL1	9 SHEET 1	TEST		GREENFIELD	9 SHEET 1	TEST
	DOWN MIDDLE UP 0% 0% 0%	UP 0	MIDDLE	DOWN	0	UP -	MIDDLE -	DOWN _	0	UP _	MIDDLE -	DOWN -	0	UP -	MIDDLE -	DOWN -	0
	0% 0% 0% 0% 0% 0%	- 0		- :	0	-	-		0			- :	0	- :	- :		0
	0% 0% 0% 0% 0% 0%	0	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0
	0% 0% 0%	- 0			0				ő				0	-	-		o o
	0% 0% 0% 0% 0% 0%	- 0	-		0	-	-	-	0	-	-		0	-	-	-	0
	0% 0% 0% 0% 0% 0%	- 0	-		0	-	-	-	0	-	-		0	-	-	-	0
	0% 0% 0%	- 0			0			-	0		-				-		0
	0% 0% 0%	- 0			0				0				0	-	-		0
	0% 0% 0% 0% 0% 0%	0	-		0	-	-		0	-	-		0	-	-	-	0
	0% 0% 0% 0% 0% 0%	- 0	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0
Value Area: 0 0 dwellings (0) 0 site (9(0) ph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing						0	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 fanning gain at 0 Subsidy at 0 Sustainability at	Р									

TEST :	O dv O site Gro Ab Planni Su Susta O% Affor	vellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ng gain at 0% ebsidy at 0 einability at 0	UP	TEST - 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Abb Plannin Su Susta 0% Affor	ellings (0) @(0) dph. ss profit: 0 orption: 0 ag gain at 0% bsidy at 0 inability at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gre Ab Planni Si Susti O% Affo	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 anability at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta O% Affo	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	UP	TEST	dw O slitch of the control of the co	ellings (0) c @ (0) dpt. ssprofit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dable Hous 0 0 c dable Hous 0 c dable Hous 0 c do (0) c dable Hous 0 c dab	_
0 0 0 0	-	-		0		-	-	0 0 0 0 0	Р	0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0	i. 0%	0 0 0 0	-	-	-	0 0 0	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%	0% 0% 0% 0% 0%
Subsic O:	Consequent Con																		
	Augustin C. Carrier C. Car																		
2010	## dearlings (D)																		
2011	Company of Company o																		
2012 2013	Contenting of the Part Content																		
2014	Statistics of Dr. Affordable Housing Offs. Aff																		
2015 2016	Promogrant of Commonwealth o																		
2017	Company of Company o																		
2018	Control Value Area One V																		
2020	Dotton MIDS UP Dotton																		
2021	According to 19 According																		
2022	Value Area One																		
2024	Value Area Dre																		
2025	Value Area: One																		
	Value Area One																		
	Description Description																		
TEST																			
2010	DOWN		UP	2010				2010		MIDDLE	UP	2012		MIDDLE		2010	DOWN	MIDDLE	UP
2011		**				**										2011			21%
2012	10																		
2013																			
2015	*		**	2015	*>	**	••	2015	* >		**	2015		**		2015	41%	30%	25%
2016																			
2017																			
2019					4.1														
2020	**				**				**										
2021																			
2023	**	**	**	2023	**	**	••	2023	**	**	**	2023	**	**	**	2023	26%	23%	20%
2024																			
2025 2026	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	25% 25%	23% 23%	20%
								Sul	10 d 0.56 Her C Abs Pix osidy at E0 per u Sustr 40%	wellings (10 Hou- tare site @(20 I fross profit: (20 I fross profit: (20 I orption: 50 unit: unning gain at 10 nit (rent) & E0 p sinability at E0 p a Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. D0% er unit (interme er unit	diate)							

Subsid	10 dwellin 56 Hectare s Gross Absorptic Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) unit) Subsid	dwelling: .56 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. it (intermediat unit sing	e) Subsi	dwelling 1.56 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affo	e Area: One gs (10 House gsite @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. bi init (intermediate) r unit using	Subsi	dwelling 56 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermediate r unit using	s) Subsid	dwelling 0.56 Hectare : Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	H) dph. t (intermediate) unit
IE31		GREENFIELD	,	1231		INDUSTRIAL1	,	1231		INDUSTRIAL2		iESi		PDL	,	1231	REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A >	2010	DOWN 72%	MIDDLE 61%	UP 56%
2011 2012	**	4)	4)	2011	4.7	4)	A)	2011	4 *	4)	4)	2011 2012	**	**	(*	2011	71% 80%	61% 65%	56% 59%
2013	• •	4.4	. >	2013	* *	. >	A >	2013	• •	. >	->	2013	• •	* *	4.4	2013	81%	66%	59%
2014 2015	**	(+	4)	2014	**	A)	4)	2014	**	A) (v	4)	2014 2015	**	**	(*	2014	81% 102%	66% 77%	59% 65%
2016	• •	••	A >	2016	**	A >		2016	• •	4.4	->	2016	• •	* *	• •	2016	98%	76%	64%
2017 2018	**	* * *	A >	2017	**	A)	4)	2017	**	1+	A)	2017 2018	**	**	- (*	2017	93%	74% 72%	63% 61%
2019	**		* >	2019	**	A >	* >	2019	**	A >	A P	2019	* *	* *	4.4	2019	83%	70%	60%
2020 2021	**	(+	4)	2020 2021	(v	A)	* >	2020	1.	A)	4)	2020 2021	• • •	**	(*	2020	75%	68% 66%	58% 57%
2022 2023	(v	*)	*)	2022 2023	* >	. >	* >	2022	* >	A)	A)	2022 2023	* *	* *	* >	2022	72%	64%	56%
2024	(v	* *	* *	2023	*>	* *	* *	2024	A P	* *	* *	2023	**	**	**	2024	69% 67%	62% 62%	55% 54%
2025 2026	(v	**	**	2025 2026	*)	**	**	2025 2026	A)	**	**	2025 2026	**	**	**	2025 2026	66% 66%	61% 61%	54% 54%
2026	1 🕶			2026	*)		**	2026		alue Area: C		2026	* *	* *	**	2026	66%	61%	54%
Subsid	10 dwellin 56 Hectare s Gross Absorptic Planning by at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate) unit) Subsid	dwelling: .56 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit: 40% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	ssidy at £0 per u Sustain 40% 100:0 (S Value dwelling 1.56 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabilli 40% Affe	hability at £1800 of Affordable Hocalal Rent to Interest Once gs (10 House site @(20 D profits (20%)) on: 50 units p. gg gain at 100% (rent) & £0 per ut y at £1800 per profable Houper Called (10 to 10 to	per unit (interme i per unit pussing ermediate) is:S) PH) dph. a. 6 bit (intermediate) r unit issing	O	dwelling .56 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwelling 0.56 Hectare s Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	H) dph. t (intermediate) unit
	100 (Social F	Rent to Inter	mediate)		100 (Social F	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inter	rmediate)		100 (Social I	Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	mediate)
ı		GREENFIELD		1		INDUSTRIAL1				INDUSTRIAL2				PDL		4	REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN A A	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 30%	MIDDLE 24%	UP 21%
2011 2012	4.)	**	**	2011	**	**	**	2011	4.1	**	**	2011 2012	**	**	**	2011	30% 34%	24% 26%	21% 23%
2013	* >	**	**	2013	A >	**	**	2013	A >	**		2013	1+	**	**	2013	34%	26%	23%
2014 2015	4)	**	**	2014	4)	**	**	2014	4)	**	**	2014 2015		**	**	2014	34% 42%	26% 31%	23% 25%
2016	* >	**	**	2016		**	**	2016	A >	**		2016	**	**		2016	40%	30%	24%
2017 2018	4)	**	**	2017 2018	A)	**	**	2017 2018	A)	**	**	2017 2018	1 *	**	**	2017	38% 36%	29% 28%	24% 23%
2019	* >	**	**	2019		**	**	2019	* >	**	**	2019	4.*	**	**	2019	33%	27%	22%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020 2021	**	**	**	2020	31% 29%	26% 25%	22% 21%
2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	**	**	**	2022	28% 27%	24% 23%	20%
2024	**			2024	**	**		2024		**	**	2024	**			2024	26%	23%	20%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	26% 25%	23% 23%	20%
TEST 1	O dw O site Gro Abs Plannii Su Susta	ie Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing	TEST	dw O site Gro Abs Plannir Su Susta	ie Area: 0 elllings (0) e @(0) dph. ss profit: 0 iorption: 0 ig gain at 0% bsidy at 0 inability at 0 dable Hous 0	sing		10 d 0.56 He (Abs (Abs) (Sidy at E0 per u Sustail 40% 0-100 (S Val d C O Sit G At Plann S Sust	alue Area: 0 control of the control	uses) DPH) dph. %) s p.a. D0% eer unit (interme i per unit bussing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing
IESI 1		GREENFIELD	,	IEST		INDUSTRIAL1		ILST		INDUSTRIAL2		IEST		PDL	,	ILEST	REDUC	CTION TO AFFORE	DABLE
0	DOWN _	MIDDLE _	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-	-		0	-	-		0	-			0	0%	0%	0%
υ 0		-	-	0		-		0		-		0	-	-	-	0	0%	0%	0%
0			-	0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-		-	0		-		0	-			0		-	-	0	0%	0%	0%
0	-	-	-	0		-	-	0	-	-	-	0	-			0	0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0				0		-		0				0				0	0%	0%	0%
									F	/alue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 danning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

	Planning by at £0 per unit (Sustainabilit 40% Affo	on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	a. hit (intermediate) r unit using	Subsid	Gross Absorption Planning dy at £0 per unit (in Sustainability 40% Affor	site @(20 DF profit: (25%) in: 50 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	0.56 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affo	site @(20 D profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	PH) dph. a. bit (intermediate) unit unit	Subsi	0.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	site @(20 Di profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per unity at £1800 per prdable Hou	PH) dph. a. 6 nit (intermediate r unit using) Subsid	dwelling 0.56 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabilit 40% Affo	s (10 Houses site @(20 DF profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	s) PH) dph. i. it (intermediate) unit sing
TEST 1	Company CPM																		
	County Chief Chi																		
2010	* >	Auderlines (1 Nesses) Auderlines (1 Nesse																	
													1 +						20%
2013	*)			2013	* >			2013	* >							2013	33%	25%	21%
													4+	**					
	- 1 -	<u> </u>								4)				17					
	A)	* >								A >				1.*				28%	22%
	* >				* *				* >				4.4						
	*)				A)				A)				1+						20%
2021	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	28%	23%	
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025		**		2025	24%	21%	18%
2026	**	**	**	2026	**	**	^^	2026				2026	**	**	**	2026	24%	22%	18%
								Sul	10 d 0.56 He (Abs Plosidy at E0 per u Sustain	wellings (10 Hor ctare site @(20 Gross profit: (25 corption: 50 unit anning gain at 10 nit (rent) & E0 p nability at £1800	uses) DPH) dph. %) s p.a. DO% eer unit (interme	ediate)							
	Object Color Col																		
0.	10 dwellin 56 Hectare :	gs (10 Hous site @(20 D	es)	0	dwellings .56 Hectare s	(10 Houses tite @(20 DF	s)	C	dwelling 0.56 Hectare	s (10 House site @(20 D	s)	0	dwelling	s (10 House site @(20 D	es) PH) dph.	0	dwelling 0.56 Hectare :	s (10 Houses site @(20 DF	s)
	3. December (1) Record (1) Application of the community o																		
## Company of the Com																			
		Control of Control o																	
3.6 March 2016 C. C. C. C. C. C. C. C. C. C. C. C. C.																			
			0.56 Section do r. COLING (pt) (pt)																
			* >				* >								4.4				
													47						
													••						
													4.4						26%
	A }				* >														
	0 dv 0 site Gro	vellings (0) e @(0) dph. ss profit: 0			dwo 0 site Gro	ellings (0) @(0) dph. ss profit: 0		Sul	0.56 He Abs Place Sustail 40% 0:100 (S Val dv 0 sit Gr	ctare site @(20 fross profit: (17 corption: 50 unit anning gain at 1 init (rent) & E0 g sability at £1800 6 Affordable Ho ocial Rent to Int ue Area: 0 vellings (0) e @(0) dph. oss profit: 0	DPH) dph. %) s p.a. 00% er unit (interme per unit pusing	ediate)	dw 0 site Gro	rellings (0) e @(0) dph. ess profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
	Ab	sorption: 0			Abs	orption: 0			Alt	sorption: 0			Ab	sorption: 0			Ab:	sorption: 0	
									S	ubsidy at 0									
			eina		Sustai	inability at 0	ina		Sust	ainability at 0	eina				cina		Susta	inability at 0	ina
			sing		070 Alloi		iiig		0 /0 A110		sing				sing				iiig
TEST 1	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST			
	DOWN		JID	1	DOWN		IID	-	DOMN		ĮID	1	DOWN		IID	1			
0	-	-	- -	0	-	-	-	0	- DOWN	-	- -	0	- DOVIN	-	- -	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0			
0			-	0				0	-	-	-	0			-	0			
0				0				0				0				0	0%	0%	0%
0	-	-	-		_	-	-	0	-	-	-	0	-	-	-	0			
0			-	4	-		-	0	-	-	-	0	-		-	0			
0			-					0		-	-	0			-	0			
0	1																		
0		1																	
0	Sect																		
0		Company Comp																	
0	-	## Afficial Newsymp																	
0		Province of the Company of the Com																	
J				U .	-			Įv.	- ,	/alue Area:	0	P ^o		-	-	ĮV.	U%	U%	U76
										O site @(0) dph Gross profit: 0 Absorption: 0 fanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0 Value Area: 0 Value Area: 0 Value Area: 0 Value Area: 0 O					
O site e(0) dph.					
Cross profit Cros	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Aborgino C Purking pair C Purking			0 site @(0) dph.	0 site @(0) dph.	
Pareng gain at 0% Statements at 0 Statemen					
Suitable Company Com					
Obs. Affordable Housing	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
TEST 19 SHEET 1	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
TEST 19 SHEET 1				0% Affordable Housing	0% Affordable Housing
Company Mode UP Company Co	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
Continued Cont			INDUSTRIAL2		REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% 0% 0%
	0	0	0 -	0	0 0% 0% 0%
Value Area: 0 O deellings (0) O site e(0) sign. Absorption O Penering gain at Ofs. O Site e(0) sign. Absorption O Site e(0) sign. Absorption O Penering gain at Ofs. O Site e(0) sign.	0	0	0	0	
	0		0	0	
Comparison Com					
			0		0 0% 0% 0%
Value Area 0 0 0 0 0 0 0 0 0	0	0	0	0	
	0	0	0	0	
Value Area: 0 O O O O O O O O O					
Value Area: 0 O O O O O O O O O	0		·	·	0 0% 0% 0%
Valua Area: 0	0	0			
Value Area: 0	0	0 -	0 -	0 -	0 0% 0% 0%
Value Area: 0 Owellings (0) Outlied (0	0	0	0	0	
O site (#0) gh. Gross profit: 0 Absorption: 0 Substandability at 0 O site (#0) gh. Gross profit: 0 Absorption: 0 O site (#0) gh. O site (#	0	0		0	0 0% 0%
O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'MAffordable			Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sub	Value Area: 0	Value Area: 0	0 Value Area: 0	Value Area: 0	Value Area: 0
Gross profit: 0	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
Absorption: 0 Absorption: 0 Planning gain at 10% Subsidy at 0 Subsidianability at 0 O% Affordable Housing 0 O% Afforda	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Planning gain at 0%					
Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidipating to 0% Affordable Housing					
0% Affordable Housing 0 0% Aff	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
O	Sustainability at 0			Sustainability at 0	Sustainability at 0
TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP D	0% Affordable Housing			0% Affordable Housing	0% Affordable Housing
DOWN MIDLE UP DOWN					
0 0 0 0 0 0 0 7% 07% 07% 07% 07% 07% 07% 07% 07%			INDUSTRIAL2		
	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
					0 0% 0% 0%
	0				
0 0	0				
	0	0	0	0	
0 0 0 0 0 0 0 0 0 0 0		°			
0 0 0 0 0 0 0 0 0 % 0 %	0	0		0	
Value Area: 0 O determine (0) O determ					
- - 0 - - 0 0 - - 0 0	o		·	·	
0	0				
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0					0 0% 0% 0%
Control Cont	0	0	0	0	
0 0 0 0 0 0 0 0 0% 0% 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0 0 0% 0	0	0	0	0	
0 Value Area: 0 0 dwellings (0) 0 site @(0) dpt. Gross profit: 0 Absorption: 0 Planning gain at 0%	0	0			
Value Area: 0 O decleting; (0) 0 site #(0) opt. Gross print: 0 Assorption: 0 Planning gain at 0%					
Subsidy at 0 Sustainability at 0 O% Affordable Housing			0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0		

Figure 86 – Sensitivity Testing

Subsid	Value 10 dwellin 56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 40% Affo 100 (Social I	e Area: One gs (10 House site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un by at £1800 per ordable Hou Rent to Inter	es) PH) dph. a. bit (intermediate or unit	O Subsic	10 dwelling 56 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability 40% Affoi 100 (Social F	Area: One gs (10 Hous site @(20 Di profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. it (intermediate unit sing	s) Subsi	10 dwellin 1.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo 100 (Social	e Area: One ngs (10 Hous site @(20 D s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & £0 per u y at £1800 pe prdable Hou Rent to Inter	ses) PH) dph. a. 6 nit (intermediate r unit	s) Subsi	10 dwellin 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit : Sustainabilli 40% Affo :100 (Social I	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. .a. 6 init (intermediate ir unit	e) Subsid	10 dwellin 0.56 Hectare Gross Absorpti Plannin by at £0 per unit (i Sustainabilit 40% Affor :100 (Social I	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur by at £1800 per prdable Hou	es) PH) dph. a. it (intermediate) unit sing
TEST 1	1 SHEET 1	GREENFIELD		TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010	4)	**	**	2010	30% 30%	24% 24%	22%
2012	*)	**	**	2012	*)			2012	4)	**		2012	1 *			2012	34%	26%	23%
2013	* *	**	**	2013	* >	**	**	2013	* >	**	**	2013	(*	**	**	2013	34%	27%	23%
2014 2015	A)	**	**	2014	*)	**	**	2014	A)	**	**	2014	**	**	**	2014	34% 42%	27% 31%	23% 25%
2016	* >	**	**	2016	* >	**	**	2016	* >	**	**	2016	••	**	**	2016	40%	30%	25%
2017 2018	A)	**	**	2017	A >	**	**	2017	A }	**	**	2017	1 *	**	**	2017	39% 36%	29% 28%	24% 23%
2019	**	**	**	2019	* >	**	**	2019	A P	**	**	2019		**	**	2019	34%	27%	22%
2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	32%	26%	22%
2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	30% 28%	25% 24%	21%
2023	**	**	**	2023	**	**	**	2023	**	**		2023	**		**	2023	27%	24%	20%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024	**	**	**	2024 2025	26% 26%	23% 23%	20%
2026	**	**	**	2026	**	**	**	2026	**	alue Area: 0	**	2026	**	**		2026	26%	23%	20% 20%
	10 dwellin 56 Hectare Gross Absorpti Plannin by at £0 per unit i Sustainabilit	gs (10 House site @(20 DF profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per unity at £1800 per	es) PH) dph. a. hit (intermediate		10 dwelling 56 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	gs (10 Hous site @(20 Di profit: (20%) on: 30 units p.a gain at 100% rent) &£0 per ur y at £1800 per	es) PH) dph. it (intermediate unit	α	sidy at E0 per u Sustain 40% 0:100 (S Valui 10 dwellin 1.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	ngs (10 Hous site @(20 D sprofit: (20%) ion: 30 units p. ng gain at 100% (rent) & £0 per u ty at £1800 pe	per unit (intermoper unit oper unit oper unit opersing ocusing ermediate) GES) PH) dph. a. 6. init (intermediate or unit unit ermediate or unit ermediate)	C	10 dwellin 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabilii	ngs (10 Hous site @(20 D profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe	ses) PH) dph. a. init (intermediate or unit		10 dwellin 0.56 Hectare Gross Absorpti Plannin by at £0 per unit (i Sustalnabilit	gs (10 Hous site @(20 Di profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per un ty at £1800 per	PH) dph. a. it (intermediate) unit
0.	Value Area: One 10 dwellings (10 Houses) 1.56 Hectare site @(ZU DPH) gpn. Gross profit (20%) Absorption: 30 units p.a. Absorption																		
2010																			
2011 2012																			
2013																			
2014 2015																			
2016																			
2017 2018																			
2018																			
2020																			
2021 2022																			
2023																			
2024 2025																			
2026																			
	Value	e Area: One	or)		Value	Area: One gs (10 Hous	ns)	Sub	10 d 0.56 He 0.56 He Abs Planting sidy at E0 per u Sustain 40% 0:100 (S	wellings (10 Horctare site @(20 Gross profit: (20 Gross profit: (20 Gross profit: (30 In the sample of the sam	uses) DPH) dph. %) s p.a. 00% ber unit (interm busing ermediate)	ediate)	Value	e Area: One igs (10 Hous	9		Value	e Area: One gs (10 Hous	
	Gross Absorption Plannin dy at £0 per unit (Sustainabilit	gs (10 Hous) site @(20 DF profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per prdable Hou	PH) dph. a. iii (intermediate		Gross Absorption Planning dy at £0 per unit (Sustainability	site @(20 DF profit: (20%) in: 70 units p.a i gain at 100%	PH) dph. i. it (intermediate unit		.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	ngs (10 Hous site @(20 D sprofit: (20%) ion: 70 units p. ng gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	PH) dph. a. 6 nit (intermediate r unit		0.56 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit	site @(20 D profit: (20%) on: 70 units p. g gain at 1009	PH) dph. a. 6 init (intermediate or unit		0.56 Hectare Gross Absorpti Plannin by at £0 per unit (in Sustainabilli	site @(20 Dl profit: (20%) on: 70 units p.: g gain at 100%	PH) dph. a. it (intermediate) unit
	100 (Social I	Rent to Inter	mediate)		100 (Social F	ent to Inter	mediate)		100 (Social 3 SHEET 1	Rent to Inte	rmediate)		: 100 (Social I	Rent to Inte	rmediate)		: 100 (Social I	Rent to Inter	mediate)
IEST 3		GREENFIELD		IEST:		INDUSTRIAL1	ı	IEST		INDUSTRIAL2		IEST		PDL	I	IEST	REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	30%	MIDDLE 24%	22%
2011 2012	**	**	**	2011	**	**	**	2011	**	**	**	2011	1 *	**	**	2011 2012	30% 34%	24% 26%	22%
2013	A)	**	**	2013	A >	**	**	2013	A)	**	**	2013	(+	**	**	2013	34%	27%	23%
2014 2015	4)	**	**	2014 2015	A)	**	**	2014 2015	A)	**	**	2014 2015	**	**	**	2014 2015	34% 42%	27% 31%	23% 25%
2016 2017	A)	**	**	2016 2017	A)	**	**	2016 2017	4)	**	**	2016 2017	**	**	**	2016 2017	40% 39%	30% 29%	25% 24%
2018	A)	**		2018	4)	**	**	2018	A)	**	• •	2018	1.	**	**	2018	36%	28%	23%
2019 2020	4.5	**	**	2019 2020	* *	**	**	2019 2020	4.4	**	**	2019 2020	4.4	**	**	2019 2020	34% 32%	27% 26%	22%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	30%	25%	21%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2023	28% 27%	24% 24%	20%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	26% 26%	23% 23%	20%
2026	**	**	- 11	2026	**	**	**	2025	* *	**	**	2026	**		- 11	2026	26%	23%	20%
								Sub	10 d 0.56 He (Abs Pla sidy at E0 per u Sustain 40%	alue Area: (wellings (10 Ho) ctare site @ (20 Gross profit: (20 sorption: 70 unit anning gain at 1 unit (rent) & E0 p ability at E1800 6 Affordable Ho social Rent to Int	uses) DPH) dph. %) s p.a. 00% per unit (interm per unit	ediate)							

Subsic 0:	10 dwellin 56 Hectare Gross Absorpti Plannity y at £0 per unit (Sustainabilit 40% Affo 100 (Social I	y at £1800 per rdable Hou	es) PH) dph. a. it (intermediate unit intermediate in it)	e) Subsi	dwelling 0.56 Hectare : Gross Absorptic Plannid dy at £0 per unit (Sustainabilit 40% Affo 100 (Social F	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. sit (intermediate unit sing	s) Subsi	dwelling .56 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 40% Affe 100 (Social	ty at £1800 pe ordable Hou	S) PH) dph. a. nit (intermediate r unit using	s) Subsi	dwelling 0.56 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabilit 40% Affo	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate sing)	Subsid	dwelling 0.56 Hectare Gross Absorpti Plannit y at £0 per unit (i Sustainabilli 40% Affo 100 (Social I	profit: (20%) on: 50 units p.: g gain at 50% ent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate) unit sing
TEST 4	SHEET 1			TEST	4 SHEET 1			TEST	4 SHEET 1			TEST	4 SHEET 1			TEST			
	DOWN																		
2010		**	**							**	**		4)	**	**			24%	
2011 2012																			
2012																			
2014		**	**		A >	**	**	2014			**	2014	4 🕶	**	**				
2015																			
2016 2017																			24%
2018																			
019																			
2020																			
021																			
022																			
024																			20%
025																	25%		
026	**	**	**	2026	**	**	**	2026				2026	**	**	**	2026	25%	23%	19%
	10 dwellin 56 Hectare : Gross Absorpti Plannin y at £0 per unit i	gs (10 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per un	es) PH) dph. a. bit (intermediate		dwelling 0.56 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	s (10 House: site @(20 DF profit: (20%) on: 50 units p.a g gain at 200% rent) & £0 per ur v at £1800 per	S) PH) dph. a. hit (intermediate	o	Sustain 40% 0:100 (O:100) Valu dwelling .56 Hectare Gross Absorpt Plannir dy at £0 per unit	nability at £1800 6 Affordable Ho 6 Affordable Ho 6 Area: One gs (10 House site @(20 D 6 profit: (20%) lon: 50 units p. ng gain at 2009 (rent) & £0 per u ty at £1800 pe	per unit busing ermediate) S) PH) dph. a. bit (intermediate	C	dwelling 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit	IS (10 House site @(20 Di profit: (20%) on: 50 units p. g gain at 200% (rent) & £0 per u	s) PH) dph. a. hit (intermediate) runit		dwelling 0.56 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	s (10 House site @(20 Dl profit: (20%) on: 50 units p. g gain at 200% ent) & £0 per ur v at £1800 per	S) PH) dph. a. it (intermediate) unit
	Section Sect																		
0:																			
ESI																			
010																			
)10)11																			
012																			
013 014																			
015																			
016 017																			
017 018																			
019																			
020 021																			
022																			
023																			
024																			
026	**	**	**	2026	**	**	**	2026				2026	**	**	**	2026	27%	24%	20%
								Sub	10 c 0.56 He 0.56 He Abs Pl. sidy at E0 per u Sustain 40%	twellings (10 Hor ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 2 init (rent) & E0 p nability at £1800 & Affordable Ho	uses) DPH) dph. %) s p.a. DO% der unit (interm	ediate)							
					Value	Area: One	F)		Valu	e Area: One	,		Value	Area: One			Value	Area: One	F)
Subsidy	Gross Absorption Planning at £48500 per unit Sustainabilit 40% Affo	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per by at £1800 per prdable Hou	PH) dph. a. runit (intermediar runit	te) Subsidy	0.56 Hectare : Gross Absorptio Planning of £48500 per unit : Sustainabilit 40% Affo	site @(20 Df profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediat unit sing	e) Subsidy	.56 Hectare Gross Absorpt Plannir at £48500 per unit Sustainabili 40% Affe	site @(20 D s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & £26000 po ty at £1800 pe	PH) dph. a. brunit (intermediate unit	e) Subsidy	0.56 Hectare Gross Absorpti Plannin y at £48500 per unit Sustainabilit 40% Affo	site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe by at £1800 per prdable Hou	PH) dph. a. r unit (intermediate unit) Subsidy	0.56 Hectare Gross Absorpti Plannin r at £48500 per unit Sustainabilit 40% Affo	site @(20 DI profit: (20%) on: 50 units p g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediate) unit sing
												TEST	6 SHEET 1				6 SHEET 1		
	DOWN		LID	-	DOMN		LID	4	DOMAI		JID	-	DOMAI		l lib	-	REDU	MIDDLE	DABLE
010	**												UUWN	**	**		20%	18%	17%
011 012																		18%	17%
2013	**	* *	**	2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	23%	19%	18%
014	**	* *	**	2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	23%	19%	17%
015 016	*)	**	**	2015 2016	A)	**	**	2015 2016	A P	**	**	2015 2016	1+	**	**	2015 2016	29% 28%	23% 22%	19% 19%
017	* >	**	**	2017	A >	**	**	2017	A }	**	**	2017		**	**	2017	27%	22%	19%
018 019	*)	**	**	2018	*)	**	**	2018	* *	**	**	2018	4.4	**	**	2018 2019	25% 24%	21% 20%	18% 18%
020	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	23%	20%	18%
021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	22%	19% 19%	17%
022	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	21% 20%	19%	17%
024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	20%	19%	17%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	20%	18% 19%	17% 17%
								Subsidy	10 c 0.56 He 0.56 He Abs Pl. at £48500 per u Sustaii 40%	alue Area: (wellings (10 Horctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 1/ unit (rent) & £26/ 6 Affordable Horcial Rent to Int	uses) DPH) dph. %) s p.a. DO% DOO per unit (in per unit	ntermedi	ate)						

Subsidy	10 dwellin 56 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 40% Affo	y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediat unit sing	te) Subsidy	dwelling .56 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	S) PH) dph. i. unit (intermedia unit sing	te) Subsidy	dwelling .56 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili 40% Affe	ty at £1800 pe ordable Hou	es) PH) dph. a. funit (intermediater unit unit unit unit unit unit unit unit	e) Subsidy	dwelling 0.56 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	es) PH) dph. a. b. r unit (intermediate r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.56 Hectare Gross Absorpti Plannin y at £25000 per unit Sustainabili 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per prdable Hou	S) PH) dph. a. brunit (intermediate) unit unit
TEST 7																			
1																			
2010																			
2011																			
012 013																			
2014																			
2015																			
2016 2017																			
2018																			
2019 2020																			
2021																			
2022																		20%	17%
023 024																		19%	17%
2025				2025													21%		17%
026	**	**	**	2026	**	**	**	2026				2026	**	* *	**	2026	21%	19%	17%
	10 dwellin 56 Hectare : Gross Absorptio Planning at £36000 per unit	gs (10 House site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per	es) PH) dph. a. unit (intermediat		dwelling .56 Hectare : Gross Absorption Planning at £36000 per unit	s (10 Houses site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per	S) PH) dph. a. unit (intermedia	C	at £25000 per u Sustai 40% 0:100 (S Valu dwelling 1.56 Hectare Gross Absorpt Plannir	unit (rent) & £22 nability at £1800 ô Affordable Ho focial Rent to Inte e Area: One gs (10 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & £24000 pa	000 per unit (ir) per unit) per unit) using (ermediate)) (SS) PH) dph. a. 6 6 r unit (intermediat	C	Value dwelling 0.56 Hectare Gross Absorpti Plannin y at £36000 per unit	s (10 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe	S) PH) dph. a. 6 r unit (intermediat		dwelling 0.56 Hectare Gross Absorpti Plannin y at £36000 per unit	s (10 House site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe	S) PH) dph. a. b. r unit (intermediate)
	Value Area: One Value Area														r unit		Sustainabili	y at £1800 pe	unit
0:				0:	40% Affo 100 (Social F	rdable Hou Rent to Inter	sing mediate)	0:	100 (Social	Rent to Inte	ising rmediate)	0:	40% Affo 100 (Social I	Rent to Inte	rmediate)	0	40% Affo 100 (Social	Rent to Inte	rmediate)
TEST 8	0.100																		
1																			
2010		* *	A A			* *							()		**		21%	18%	17%
011 012																			
2013		**		2013			**	2013		**		2013		**	**	2013	24%		18%
014													**					20%	
016													1.						
2017	* >	**	**		* >		**	2017	A >		**	2017		**	**		27%	22%	19%
018	0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Absorption: 50 units p.a.																		
020																			
021																			
022 023																		19%	17%
2024			* *	2024		**			**	**	**					2024	20%		
025 026																		19%	
	0 dw 0 site Gro Abb Plannii Su Susta 0% Affor	vellings (0) a @(0) dph. as profit: 0 acorption: 0 ag gain at 0% absidy at 0 and absidy at 0 ardable House	sing		dw O site Gro Ab: Plannli Su Susta O% Affor	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0% elbsidy at 0 elability at 0 erdable House	ing		Abs Plat £36000 per u Sustaia 40% 0:100 (S Val dv O Sirt Gr At Plann S Sust	Gross profit: (20 sorption: 50 unit sanning gain at 1 unit (rent) & E24 and 66 affordable He decial Rent to Int ue Area: 0 veillings (0) e @(0) dph. oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	%) s p.a. 00% 000 per unit (ir o) per unit susing ermediate)		Valu dw 0 sitt Groc Ab Planni St Susta 0% Affor	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hou	sing		dw 0 sit Gro Ab Planni Su Susti 0% Affo	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 ang gain at 0% absidy at 0 ainability at 0 ardable Hou	sing
EST 9				IEST				IEST				IEST				IEST	REDU		
,	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0			
	-	-		0	-		-	0	-		-	0		-	-	0	0%		
		-		0			-	0				0	-	-		0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0			-	0			-	0		-	-	0	0%	0%	0% 0%
				0	-		-	0		-	-	0	-	-	-	0	0%	0%	0%
				0				0				0	-			0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
				0				0				0				0	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-			0				0				0		-	-	0	0%	0%	0%
)	-	-		0	-	L	-	0	-			0		-	-	0	0%	0%	0%
									F	O dwellings (0) O site @(0) dpt Gross profit: C Absorption: 0 Planning gain at Subsidy at 0 Sustainability at) n.) 0%								

Treat	O dv O site Gro Ab Planni Su Susta	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hous 0	sing	Treat in	dwi O site Gro: Abs Plannir Su Susta O% Affor	ne Area: 0 ellings (0) e (0) dph. ss profit: 0 orption: 0 org gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing	7557	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 rdable Hous 0	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 elnability at 0 rdable Hou 0	sing		dw O site Gro Abs Plannir Su Susta	ne Area: 0 ellings (0) e (0) dph. ss profit: 0 sorption: 0 sg gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN DOWN	GREENFIELD MIDUE	UP	000000000000000000000000000000000000000	DOWN	INDUSTRIAL1 MIDDLE	UP	000000000000000000000000000000000000000	DOWN	Subsidy at 0 Sustainability at	ı. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	10 SHEL 1	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		MIDUE 00 TO AFFOR MIDUE 00 TO	DARLE UP ON ON ON ON ON ON ON ON ON ON ON ON ON O
Subsic 0:	Value Area: One 1.0 dwellings (10 Houses 0.56 Hectare site (20 DPH) dph. Cross profit: (20%) Absorption: So units p.a. Planning gain at 100% Sustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) Sustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) Sustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) TIST II SHEET I TEST															t (intermediate)			
	10 dwellings (10 Houses) 5.6 Hectare site @(20 DPH) dph. 6ross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% By at 10 per unit (entermediate) Sustainability at £600 per unit 40% Affordable Housing 40% Affordable Housing 5.10 (Social Rent to Intermediate) 11 SHEET 1 11 SHEET 1 11 SHEET 1 11 SHEET 1 12 SUSTAINABILITY 12 SUSTAINABILITY 12 SUSTAINABILITY 13 SUSTAINABILITY 14 SUSTAINABILITY 15 SUS																		
2010 2011	0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Sustainability at £600 per unit 40% Affordable Housing 1:10 (Social Rent to Intermediate) 1:10 (Social Rent to Intermediate) 1:10 Social Rent														21%				
2012 2013	Absorption: 50 units p.a. Planning gain at 100% substy at 6 per unit (rememblate) Sustainability at 6 600 per unit														23%				
2014	Sustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) 1.00 (Social Rent to In														23%				
2015 2016	Sustainability at £600 per unit 40% Affordable Housing														24%				
2017 2018	Sustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) A0% Affordable Housing 0.100 (Social Rent to Intermediate) USustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) USustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) USustainability at £600 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) USUSTAINABILITY USUSTA																		
2019 2020															22%				
2021 2022	40% Affordable Housing 0.100 (Social Rent to Intermediate) 0.100 (
2023	300 (Social Rent to Intermediate) 0.100 (Social Rent to Intermedia														20%				
2024 2025 2026	2010 2010 2010 2010 2010 2010 - 2016 - 2116 2011																		
	10 dwellin 56 Hectare : Gross Absorpti Plannin by at £0 per unit i	e Area: One lgs (10 Hous site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur little at £0 for	es) PH) dph. a. bit (intermediate)		dwelling: .56 Hectare s Gross Absorptio Planning dy at £0 per unit (i	profit: (20%) in: 50 units p.a j gain at 100% rent) & £0 per un	S) PH) dph. ii. iit (intermediate	0	10 d 0.56 Her C Abs Pt Sustai 40% 0:100 (S Value dwelling .56 Hectare Gross Absorpti Plannin dy at £0 per unit	welling Area: C wellings (10 Hou cross profit: (20' cross profit: (20'	uses) DPH) dph. %) s p.a. 10% s p.a. 10% er unit (interme per unit using ermediate) S) DPH) dph. a. a. b. c. of tit (intermediate)	O	dwelling 0.56 Hectare : Gross Absorpti Plannin idy at £0 per unit (profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u	s) PH) dph. a. binit (intermediate)		dwelling: 5.56 Hectare : Gross Absorptio Planning at £0 per unit (r	profit: (20%) in: 50 units p.a ggain at 100%	H) dph.
	40% Affo	ility at £0 per u ordable Hou	ısing		40% Affo	ity at £0 per u rdable Hou	sing		40% Affo	rdable Hou	sing		40% Affo	lity at £0 per u rdable Hou	ising		40% Affo	rdable Hou	sing
	100 (Social I 12 SHEET 1	Rent to Inter	mediate)		100 (Social F 12 SHEET 1		mediate)		100 (Social 12 SHEET 1	Rent to Inter	mediate)		100 (Social I	rent to Inter	mediate)		100 (Social F 12 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	REDUC DOWN	TION TO AFFOR	DABLE
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	()	**	**	2010 2011	30% 30%	24% 24%	21% 21%
2012	A)	**	**	2012	A)	**	**	2012	A)	**	**	2012	(*	**	**	2012	33%	26%	23%
2014	A }	**	**	2014		**	**	2014	A >	**	**	2014	(*	**	**	2014	34%	26%	23%
2015 2016	A)	**	**	2015 2016	* >	**	**	2015	A >	**	**	2015 2016	• • •	**	**	2015 2016	41% 39%	30% 30%	25% 24%
2017 2018	A)	**	**	2017 2018	.)	**	**	2017	* >	**	**	2017 2018	(*	**	**	2017 2018	38% 35%	29% 28%	24%
2019	<u> </u>	**	**	2019	4)	**	**	2019	A >	**	**	2019	€ ♥	**	**	2019	33%	27%	22%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020 2021	**	**	**	2020 2021	31% 29%	26% 25%	21% 21%
2022 2023	**	**	**	2022 2023	**	**	**	2022	**	**	**	2022 2023	**	**	**	2022 2023	28% 26%	24% 23%	20%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	26%	23%	20%
2025 2026	**	**	**	2025 2026	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025 2026	25% 25%	23% 23%	20%
								Sub	10 d 0.56 Her C Abs Pla sidy at E0 per u Susta 40%	wellings (10 Hou- ctare site @(20 I cross profit: (20 orption: 50 units anning gain at init (rent) & E0 p ainability at E0 p a Affordable Ho ocial Rent to Inte	ises) DPH) dph. %) s p.a. 10% er unit (interme er unit	ediate)							

Subsid	10 dwellin 56 Hectare : Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate unit esing	e) Subsi	dwelling: .56 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. i. it (intermediate unit	e) Subsi	dwelling .56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	gs (10 House site @(20 D s profit: (20%) lon: 50 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 per prodable Hou Rent to Inte	es) PH) dph. a. if init (intermediate r unit using) Subsi	dwelling 0.56 Hectare: Gross Absorptic Planning idy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per prdable Hou	es) PH) dph. a. 6 init (intermediate r unit	Subsidy	dwelling 5.56 Hectare Gross Absorpti Plannin 4 at £0 per unit (Sustalnabili	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur ty at £1800 per ordable Hou	s) PH) dph. a. it (intermediate) unit sing
	13 SHEET 1		mediate)		13 SHEET 1		inediate)		13 SHEET 1		inediate)		13 SHEET 1		inediate)		13 SHEET 1		
		GREENFIELD				INDUSTRIAL1		_		INDUSTRIAL2				PDL		-	REDU	CTION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 72%	MIDDLE 61%	56%
011	**	* >	* >	2011	* >	* >	A }	2011		A P	*)	2011	* *	**	4.4	2011	71%	61%	56%
012 013	**	1+	A >	2012	**	* >	4)	2012		A >	A)	2012	**	**	1 *	2012	80% 81%	65% 66%	59% 59%
014	~ ~	4.4	* >	2014	**	* }		2014	~ ~	A >	* >	2014	~ ~	**	4.4	2014	81%	66%	59%
015 016	**	**	A Þ	2015 2016	**	4.7	.,	2015		4.5	4)	2015	**	**	**	2015 2016	102%	77%	65% 64%
017	**	••	A P	2017	**	A P	A)	2017		4.*	A)	2017	**	**	**	2017	93%	74%	63%
018 019	~ ~	(*	A }	2018	**	A }	4)	2018	**	4.7	A)	2018	~ ~	* *	1 *	2018	88%	72% 70%	61% 60%
020	••	1.	A P	2019	1 +	A)	A)	2019		A)	*)	2019		**	1,0	2019	79%	68%	58%
021	~ ~	4.4	* >	2021	A >	A >	*>	2021	(*	A >	* >	2021	~ ~	**	4.4	2021	75%	66%	57%
022														**					
024			**	2024	A)	**		2024	* >	**	**	2024	**	**	**	2024	67%	62%	54%
025 026		**	**	2025	A)	**	**			**	**	2025		**	**	2025			54% 54%
	10 dwellin	gs (10 House	es)		dwelling	s (10 Houses	s)		Abs Pla sidy at E0 per u Sustain 40% 100:0 (S Valu dwellind	Gross profit: (20 corption: 50 unit anning gain at 1 unit (rent) & E0 (nability at £1800 & Affordable He iocial Rent to Inte e Area: One us (10 House	%) s p.a. 00% per unit (interm p per unit pusing permediate)		dwelling	s (10 House	es)		dwelling	is (10 House	5)
Subsid	Value Area: One Oxford Rent to Intermediate Oxford Rent to I																		
	1																		
010																			
011																			
012 013																			
114																			
115 116					A)								**						
117	Value Area: One Value Area																		
118																			
19 20																			
21																			
22 23																			
24																			
25 26				2025								2025				2025			
	Absorption: 50 units p.a. Planning gain at 100% Subday at 50 per unit frend 4.50 per u																		
FST -	15 SHEET 1	0		TEST	15 SHEET 1	0		TFCT	15 SHEET 1	0		TFCT	15 SHEET 1	0		TEST	15 SHEET 1	0	
- o I 1		GREENFIELD		IEST		INDUSTRIAL1		ILST		INDUSTRIAL2		IEST		PDL		IEST.	REDU	CTION TO AFFOR	DABLE
	DOWN -	MIDDLE	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
	-	-		0		-	-	0		-		0	-		-	0	0%	0%	0%
	-	-	-	0		-	-	0		-	-	0	-	-	-	0	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				o				0				0				o	0%	0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
	-	-		0	-	-		0		-	-	0	-		-	0	0%	0%	0%
	-	-		0	-	-	-	0	-			0	-			0	0%	0%	0% 0%
				0				0				0				0	0%	0%	0%
	-	-	-	0		-	-	0			-	0	-	-	-	0	0%	0%	0% 0%
	-	-		0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n.) 0%								

Subsic	10 dwellin 56 Hectare Gross Absorpti Plannin by at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	ses) PH) dph. a. if init (intermediate) r unit using	Subsic	dwelling: 56 Hectare s Gross Absorptic Planning by at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	5) PH) dph. i. it (intermediate unit sing) Subs	dwelling 0.56 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	e Area: One gs (10 House site @(20 Di s profit: (25%) lon: 50 units p ig gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. ii. iit (intermediate) unit sing	Subsi	dwelling 0.56 Hectare: Gross Absorpti Plannin idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. iii (intermediate r unit) Subsid	dwelling).56 Hectare: Gross Absorptio Planning y at £0 per unit (r	profit: (25%) on: 50 units p.: g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate) cunit using
	16 SHEET 1	GREENFIELD	,		16 SHEET 1	INDUSTRIAL1	,	TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
2011	A)	**	**	2011	* >	**	**	2011	A P	**	**	2011	(*	**	**	2011	29% 29%	22% 22%	20%
2012 2013	* >	**	**	2012 2013	A >	**	**	2012 2013	A >	**	**	2012 2013	(v	**	**	2012 2013	32% 33%	24% 25%	21% 21%
2014	* >	**	**	2014	* >	**	**	2014	* >	**	**	2014	(*	**	**	2014	33%	25%	21%
2015 2016	(*	4)	A):	2015 2016	* >	A }	4)	2015 2016	A >	A >	A >	2015 2016	**	(+	A)	2015 2016	43% 41%	29% 29%	23% 23%
2017	A)	*)	* >	2017	*	A >		2017	A P	A >	*)	2017	~ ~	4.4	A >	2017	38%	28%	22%
2018 2019	A):	**	**	2018 2019	* >	**	**	2018 2019	A >	**	**	2018 2019	(*	**	**	2018 2019	35% 33%	27% 25%	21% 20%
2020 2021	A P	**	**	2020 2021	4)	**	**	2020 2021	A P	**	**	2020 2021	(v	**	**	2020 2021	30% 28%	24% 23%	20% 19%
2022	**	**	**	2022	**	**	**	2022	* *	**	**	2022	**	**	**	2022	26%	22%	18%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	25% 24%	22% 22%	18% 18%
2025	**	**	**	2025	**	**	**	2025	**		**	2025		**	**	2025	24%	21%	18%
2026	**	**	**	2026	**	**	**	2026	· · V	alue Area: C	ne	2026	**	**	**	2026	24%	22%	18%
Value Area: One 10 devellings (10 Houses) 0.55 Hectare site (#/20 PPH) qph. Green (#/20 PPH) qph. Subsidy at 0 per unit (rem) & 10 per unit (memediate) Subsidy at 0 per unit (rem) & 10 per unit (memediate) Subsidy at 0 per unit (rem) & 10 per unit (memediate) Value Area: One 10 devellings (10 Houses) 0.56 Hectare site (#/20 PPH) dph. Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (memediate) Subsidy at 0 per unit (memediate) Subsidy at 0 per unit (memediate) Subsidy at 0 per unit (memediate) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (memediate) Subsidy at 0 per unit (memediate) Subsidy at 0 per unit (memaliate) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (memaliate) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (memaliate) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (memaliate) Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 100% Absorption: 50 units p. a. Planning gain at 10																			
	40% Affo	rdable Hou	ısing		40% Affo	rdable Hous	sing		40% Affe	ordable Hou	sing		40% Affo	rdable Hou	ısing		40% Affo	rdable Hou	sing
0:	100 (Social I				100 (Social F	Rent to Inter	mediate)	0	100 (Social				100 (Social I	Rent to Inter	rmediate)	0: TEST	:100 (Social F		
IESI				IESI				IESI				IESI				IESI	REDUC		
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 31%	MIDDLE 25%	UP 23%
2011 2012	A.A.	**	**	2011 2012	**	**	**	2011	**	**	**	2011 2012	**	**	**	2011 2012	31% 35%	25% 27%	23% 24%
2013	* >	**	**	2013	A >	**	**	2013	A >		**	2013	1.	**	**	2013	35%	27%	24%
2014 2015	A >	**	**	2014 2015	* >	**	**	2014 2015	A }	**	**	2014 2015	(v	**	**	2014 2015	35% 42%	28% 32%	24% 26%
2016	* >	**	**	2016	* >	**	**	2016	A P	**	**	2016	(*	**	**	2016	41%	31%	26%
2017 2018	A)	**	**	2017 2018	A):	**	**	2017 2018	A >	**	**	2017 2018	(*		**	2017 2018	39% 36%	30% 29%	25% 24%
2019	4.)	**	**	2019	* >	**	**	2019	A >	**	**	2019	A >	**	**	2019	34%	28%	23%
2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	32% 30%	27% 26%	23% 22%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	29% 28%	25% 25%	21% 21%
2024	**	**	**	2024	**	**	**	2024	* *		**	2024	**	**	**	2024	27%	24%	21%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	27% 26%	24% 24%	21% 21%
	O dv O site Gre Ab Planni Su Suste O% Affor	ue Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hou: 0	sing		dw O site Gro Abs Plannin Su Susta O% Affor	ie Area: 0 ellings (0) @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 'dable Hous 0	ing		0.56 He Abs Abs Pr Sustain 40% 0.100 (S Val dy 0 Sit Gr At Plann S Sust 0% Affo	wwellings (10 Hoc care site @(20 is Gross profit: (17: sorption: 50 units anning gain at 10 unit (rent) & E0 p anning gain at 10 unit (rent) & E0 p social Rent to Int ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 oss profit: 0 oss profit: 0 oss profit o units de l'educit de l'educit units de l'educit units de l'educit de l'educit units de l'educit units de l'educit de l'educit units d'educit units	OPH) dph. 6) p. a. 0% er unit (interme per unit using ermediate)		dw O site Gro Ab Planni Su Suste O% Affor	ie Area: 0 ellings (0) e@(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hou: 0	sing		dw O site Gro Ab: Planni Su Susta 0% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 rdable Hous	sing
TEST '	18 SHEET 1	ODEENEIELD		TEST 1	18 SHEET 1	INDUSTRIALA		TEST	18 SHEET 1	INDUSTRIALS		TEST	18 SHEET 1	P.D.		TEST	18 SHEET 1	TION TO AFFOR	DADI F
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	j	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
0	-	-	-	0	-	-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-		-	0			-	0				0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
ō				0				0		-		0				0	0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0	-			0	-	-	-	0	-	-		0	-		-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0%
ŏ				o		-		0		-		0	-			o	0%	0%	0%
0	-		-	0		-	-	0		-		0	-		-	0	0% 0%	0% 0%	0%
o	-			o		-		0				0			-	0	0%	0%	0%
0		-	-	0	-	-	-	0		-	-	0	-	-	-	0	0% 0%	0% 0%	0%
0	-		_	U	-	-	-	<u>lo</u>		Value Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0		O			_	<u>l</u> o	0%	0%	0%
										Subsidy at 0 Sustainability at Affordable Hot 0	0								

0 dw	ue Area: 0															
0 dw			Value Area: 0				ue Area: 0			Valu	ue Area: 0				ie Area: 0	
	wellings (0)		dwellings (0)			dw	ellings (0)			dw	ellings (0)			dw	ellings (0)	
O SILE	e @(0) dph.		0 site @(0) dph.			0 site	@(0) dph.			0 site	e @(0) dph.			0 site	@(0) dph.	
	oss profit: 0		Gross profit: 0				ss profit: 0			Gro	oss profit: 0				ss profit: 0	
	sorption: 0		Absorption: 0				sorption: 0				sorption: 0				sorption: 0	
Plannir	ing gain at 0%		Planning gain at 0%			Plannir	ng gain at 0%			Planni	ng gain at 0%			Plannir	ng gain at 0%	
	ubsidy at 0		Subsidy at 0				ibsidy at 0				ibsidy at 0				bsidy at 0	
Susta O9/ Affor	alnability at 0 rdable Housing	00/	Sustainability at 0 Affordable Hou	cina		Susta O9/ Affor	inability at 0 rdable Hou:	olma		Susta	ainability at 0 rdable Hou:	cina		Susta	inability at 0 dable Hous	ina
0 % All 01	0	0%	0	ising		U 76 AIIUI	0	sing			0	sing		U 76 AIIUI	0	siriy
ST 19 SHEET 1	GREENFIELD	TEST 19 SHEE	ET 1 INDUSTRIAL1		TEST 19 S	SHEET 1	INDUSTRIAL2		TEST 1	19 SHEET 1	PDL		TEST	19 SHEET 1	CTION TO AFFOR	DARLE
DOWN	MIDDLE UP	DOV		UP	1 _	DOWN	MIDDLE	UP	1 1	DOWN	MIDDLE	UP	_	DOWN	MIDDLE	UP
_		0	_	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
-		0 _	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-		0 _	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
_		0 _	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
-		0 -	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
		0		+ :-	0	-			0				0	0%	0%	0%
		, <u> </u>			0	-			0				-0	0%	0%	0%
-		o			0				o			-	ō	0%	0%	0%
_		0	-		0		-	-	0		-	-	0	0%	0%	0%
		0	_	_	0		-	_	0	_	-	-	0	0%	0%	0%
_		0 _		_	0	_	_	-	0	_	_	-	0	0%	0%	0%
-		0		-	0		-	-	0		-	-	0	0%	0%	0%
-		0 -	-	-	0		-	-	0		-	-	0	0%	0%	0%
-		0 -		-	0		-	-	0	-	-	-	0	0%	0%	0%
-		0 -	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
							/alue Area:									
							0 dwellings (0)									
							0 site @(0) dph									
							Gross profit: 0									
						DI.	Absorption: U lanning gain at I									
						PI	Subsidy at 0	J76								
							Sustainability at	0								
							Affordable Ho									
							0									
Valu	ue Area: 0		Value Area: 0			Valu	ue Area: 0								ie Area: 0	
						vaic	ae Alea. U			Valu	ue Area: 0			Valu	ie Alea. U	
0 dw	wellings (0)		dwellings (0)			dw	ellings (0)			dw	ellings (0)			dw	ellings (0)	
0 site	e @(0) dph.		0 site @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 site Gro	e @(0) dph. oss profit: 0		0 site @(0) dph. Gross profit: 0			dw O site Gro	ellings (0) e @(0) dph. sss profit: 0			dw 0 site Gro	rellings (0) e @(0) dph. oss profit: 0			dw 0 site Gro	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Abs	e @(0) dph. oss profit: 0 osorption: 0		O site @(0) dph. Gross profit: 0 Absorption: 0			dw O site Gro Abs	rellings (0) e @(0) dph. ess profit: 0 sorption: 0			dw O site Gro Ab	rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O site Gro Abs Plannir	e @(0) dph. oss profit: 0		0 site @(0) dph. Gross profit: 0			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. sss profit: 0			dw O site Gro Ab Planni	rellings (0) e @(0) dph. oss profit: 0			dw O site Gro Abs Plannir	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Abs Plannir Su Susta	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 alnability at 0		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0			dw O site Gro Abs Plannir Su Susta	rellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ing gain at 0% ibsidy at 0 anability at 0			dw O site Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 anability at 0			dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0	
O site Gro Abs Plannir Su Susta	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 ainability at 0 rdable Housing		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou		C	dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elissidy at 0 endable Houe	sing		dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous	sing		dw O site Gro Abs Plannir Su Susta	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	sing
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	0%	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou			dw O site Gro Abs Plannir Su Susta 0% Affor	rellings (0) e @ (0) dph. ess profit: 0 sorption: 0 ing gain at 0% ibsidy at 0 anability at 0	sing		dw O site Gre Ab Planni Su Susta O% Affor	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 anability at 0	sing		dw O site Gro Abs Plannii Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0	sing
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. oss profit: 0 ssorption: 0 ling gain at 0% ubsidy at 0 ainability at 0 rdable Housing		0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou		TEST 20 S	dw O site Gro Abs Plannir Su Susta 0% Affor	ellings (0) e @(0) dph. ess profit: 0 esorption: 0 eng gain at 0% elissidy at 0 endable Houe	sing	TEST 2	dw O site Gro Ab Planni Su Susta	rellings (0) a @(0) dph. bss profit: 0 sorption: 0 ng gain at 0% absidy at 0 ainability at 0 rdable Hous	sing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous	
O site Gro Abs Plannir Su Susta	e @(0) dph. sprofit: 0 sscrption: 0 sscrption: 0 sing gain at 0% ubsidy at 0 sinability at 0 rdable Housing 0	0%	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1		TEST 20 S	dw O site Gro Abs Plannir Su Susta 0% Affor	rellings (0) e @(0) dph. ess profit: 0 scorption: 0 ng gain at 0% ebsidy at 0 rdable Hous 0	sing UP	TEST :	dw O site Gre Ab Planni Su Susta O% Affor	rellings (0) a @(0) dph. ass profit: 0 asorption: 0 again at 0% absidy at 0 alnability at 0 rdable Hou: 0	sing	TEST	dw O site Gro Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 ction to Affor	DABLE
O sitte Gro Abs Plannin Su Susta O% Affor	e @(0) dph. sss profit: 0 ssorption: 0 sproprior 0 spr	0% TEST 20 SHEE	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 INDUSTRIAL1	UP -	TEST 20 S	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) a @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ibisidy at 0 iinability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST :	dw 0 sitt Gree Ab Planni St Susta 0% Affol	rellings (0) e @(0) dph. e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw 0 site Gro Abs Plannin Su Susta 0% Affor 20 SHEET 1 REDUC DOWN 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0%
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. sss.profit: 0 sosprjoin: 0 sosprjoin: 0 sosprjoin: 0 sosprjoin: 0 sosprjoin: 0 dp gain at 0% dbsidy at 0 ainability at 0 rdable Housing 0 GREENFIELD MIDDLE P	0% TEST 20 SHEE	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 INDUSTRIAL1 WN MIDDLE	UP -	TEST 20 S	dw O site Gro Abs Plannin Su Susta O% Affor SHEET 1	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% sibsidy at 0 sinability at 0 rdable Hous 0 INDUSTRIAL2 MIDDLE	UP -	TEST :	dw. O sitt Gre Ab Planni Sust O% Affor 20 SHEET 1 DOWN -	rellings (0) ellings (0) ellin	UP -	TEST	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN 0% 0%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0%
0 site Gro Abs Plannir Su Susta 0% Affor	e @(0) dph. sss profit: 0 ssorption: 0 sproprior 0 spr	0% TEST 20 SHEE	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 INDUSTRIAL1 WN MIDDLE	UP -	0 0	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) a @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ibisidy at 0 iinability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST 2	dw 0 sitt Gree Ab Planni St Susta 0% Affol	rellings (0) e @(0) dph. e @(0) dph. soss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw O sitte Gro Abb Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0% 0%
O site Gro Abs Plannir Su Sustat O% Affor ST 20 SHEET 1 DOWN	e @(0) dph, sos profit: 0 sop print: 0 sop p	0% TEST 20 SHEE	O sitle @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O ET 1 INDUSTRIAL1 WN MIDDLE	UP	0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou: 0 INDUSTRIAL2 INDUSTRIAL2	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitch Gre Ab Planni St. Susta O'A Affor	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O'8 Affor 20 SHEET 1 REDUC DOWN 0% 0%	ellings (0) ellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0%
O site Gro Abs Plannir Su Susta O'% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sith Gre Ab Planni St Susta O% Affor	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous: 0 PDL MIDDLE	UP	TEST	dw O site Gro Ab: Plannir Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0%	DABLE UP 0% 0% 0% 0%
O site Gro Abs Plannir Su Sustat O% Affor ST 20 SHEET 1 DOWN	e @(0) dph, sos profit: 0 sop print: 0 sop p	0% TEST 20 SHEE	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor SHEET 1	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hou: 0 INDUSTRIAL2 INDUSTRIAL2	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sith Gre Ab Plannin Si Susta O% Affor 20 SHEET 1 DOWN	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannit Su Susta O% Affor POWN O% O% O% O% O%	pellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 crack to the period of t	DABLE UP 0% 0% 0% 0% 0% 0%
O site Gro Abs Plannir Su Susta O'% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sith Gre Ab Planni St Susta O% Affor	rellings (0) ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous: 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sites Gro Ab: Plannin Su Sustan O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O% O%	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site Gro Abs Plannir Su Susta O'% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE 0	0 sitle @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0 ET 1 INDUSTRIAL1 WN MIDDE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	TEST :	dw. O sitch Gre Ab Planni St. Sussition O'N Affor	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O site Gro Abs. Abs. Plannir Sus Sus O% Affor CO SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O% O% O% O% O%	ellings (0) e @ (0) dph. ss profit: 0 corption: 0 sp gain at 0% bisdy at 0 inability at 0 dable House 0 common to AFFOR MIDULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site Gro Abs Plannir Sus Susta O% Affor EST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 inability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O ET 1 NOUSTRIALT WN MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Absb Plannir Su Sustasa O% Affor SHEET 1 DOWN	ellings (0) ellings (0) es @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 sinability at 0 ridable Hous 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw. O sitch Gre Ab Planni St. Sussition O'N Affor	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST :	dw O site Gro Abb Plannie Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O% O% O% O% O%	ellings (0) • @ (0) dph. ss profit: 0 ss profit: 0 ss profit: 0 ss profit: 0 day gain at 09 bissidy at 0 inability at 0 dable House 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O Sittle Gro Abb Plannith Surstan O'% Affor DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 aliability at 0 grade Housing 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Affordable Hou O ET 1 INDUSTRIAL1 INDUS	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Groe Abs Abs Abs Abs Abs Abs Abs Abs Abs Abs	vellings (0) a @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 or dable db db db db db db db db db db db db db	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O situte of the control of the co	rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 ordable Hour 0 PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite the Control of the Contro	ellings (0) see (0) open of the complete of th	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Sittle Gro Abb Plannin Su Susta O'% Affor IST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosprion: 0 ng gain at 0% ubsidy at 0 insibility at 0 insibility at 0 GREENFILD MICOLE UP	0% TEST 20 SHEE 0	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Affordable Hou O ET 1 INDUSTRIAL1 INDUS	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Abs Abs Abs Abs Abs Abs Abs Abs Abs Abs	rellings (0) e @ (0) dph. ss profit: 0 scoption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0 sinability at 0 sinability at 0 inability at 0	UP	TEST 2	dW O sitting Grc Grc Ab Planni St St St St St St St St St St St St St	rellings (0) e @ @(0) dph. sss profit: 0 sorption: 0 on gain at 0% sinsibly at 0 insibility at 0 MIDOLE	UP	TEST	dw O site Gro Abb Plannie Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O% O% O% O% O%	ellings (0) se profit: 0 se profit: 0 se profit: 0 se profit: 0 se profit: 0 se profit: 0 dable House CHON TO AFFOR O% O% O% O% O% O% O% O% O%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O SIELE Gro Abb Plannin Su Susta O% Affor ST 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sosption: 0 ng gain at 0% ubsidy at 0 alinability at 0 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE 0	O site @(O) dph. Gross profit: Absorption: O Absorption: O Absorption: O Assorption: O Affordable Hou O T T INDUSTRIAL MICOLE	UP	TEST 20 S	dw O site Gro Abs Abs Abs Abs Abs Abs Abs Abs Abs Abs	rellings (0) e @ (0) dph. ss profit: 0 scoption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dp gain at 0 sinability at 0 sinability at 0 inability at 0	UP	TEST 2	dW O sitting Gre Ab Planning St St SS SS SS SS SS SS SS SS SS SS SS	rellings (0) e a @(0) dph. sss profit: 0 e @(0) dph. sss profit: 0 sorption: 0 en g gain at 0% elsaidy at 0 elsaidy at 0 elsaidy at 0 elsaidy at 0 elsaidy at 0 elsaidy at 0 elsaidy e	UP	TEST :	dw O slitch of the control of the co	ellings (0) see (0) olph, ss profit: 0 corption: 0 g gain at 0% biskly at 0 inability at 0 cable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O Sittle Gro Abs. Plannin Susta O'M Affor O'M Affor O'M O'M O'M O'M O'M O'M O'M O'	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) chronic properties of the properties	UP	TEST 20 S	dww O site Grow Abs Abs Abs Abs Abs Abs Abs Abs Abs Abs	rellings (0) = @(0) dph. sss profit: 0 g a@(1) dph. sss profit: 0 g sorption: 0 g again at 0 % sbsidy at 0 iniability at 0 ordable Hou: 0 NDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O slitch and of the control of th	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% stady at 0 ng gain at 0% stady at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O slite of Control	sellings (0) to (0) septimize	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIELE Gro Abb Plannin Su Susta O% Affor TOWN	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 aniability at 0 GREENFIELD MIDDLE UP	0% TEST 20 SHEE 0	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O sites Gro Abs Su Sustantial Su Sustantial Sheet 1 DOWN	rellings (0) a @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% obsidy at 0 insibility at 0 display at 0 insibility at 0 insi	UP	TEST 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2	dW O sitting Crc Abb Planning Crc Abb Planning Crc Abb Planning Crc Abb Planning Crc Afford Crc Afford Crc Afford Crc Afford Crc Afford Crc Afford Crc Afford Crc Afford Crc Abb Planning Crc Abb	rellings (0) = @(0) dph. sss profit: 0 sorption: 0 ong gain at 0% disddy at	UP		dw O slitch of Silverof of Silver of Silver of Silver of Silver of Silver of Silver of	Illings (0) © (2) (1) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	DABLE UP 096 096 096 096 096 096 096 096 096 096
O SIRE Gro Abs. Plannin Su Susta O'M Affor O'M Affor O'M	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O slite Gro Abs Plannin Su Su Sustata O' Affor DOWN	rellings (0) a @(0) dph. sss profit: 0 sorption: 0 gg gain at 0% obsidy at 0 insibility at 0 display at 0 insibility at 0 insi	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% baidy at 0 inability at 0 dabe House 0 CHON TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE 0	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site of Control o	rellings (0) 3 @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sisidy at 0 ng gain at 0% sisidy at 0 ninability at 0 dinability at 0 dinability at 0 ninability at 0 ninabili	UP	TEST 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O slitch of the control of the co	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O slitch of Silverof of Silver of Silver of Silver of Silver of Silver of Silver of	Illings (0) © (2) (1) (2) (2) (2) (3) (4) (4) (4) (4) (4) (4) (4) (4) (4) (4	DABLE UP 096 096 096 096 096 096 096 096 096 096
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Gro Gro Abba Plannin Sustan Sustan Sustan Sustan Sustan Sustan Sustan Sustan Sheet 1	rellings (0) = 2 @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sisidy at 0 ng gain at 0% sisidy at 0 inability at 0 drable Hou: 0 nbustriate. MIDDLE HOUSE UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% baidy at 0 inability at 0 dabe House 0 CHON TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Grow Abba Planning Su Sustaine SHEET 1 DOWN	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sorption: 0 gain at 0% soldy at 0 inability at 0 drafable Hour 0 linability at 0 drafable Hour 1 linability at 0 drafable linability at 0 drafa	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% baidy at 0 inability at 0 dabe House 0 CHON TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Gro Gro Abba Plannin Sustato O Sheet 1 Down	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% sostpion: 0 ng gain at 0% sostpion: 0 ng gain at 0% sostpion nd nd nd nd nd nd nd nd nd nd nd nd nd	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% baidy at 0 inability at 0 dabe House 0 CHON TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site to Gro Gro Abba Plannin Sustato O Sheet 1 Down	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sorption: 0 gain at 0% soldy at 0 inability at 0 drafable Hour 0 linability at 0 drafable Hour 1 linability at 0 drafable linability at 0 drafa	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% baidy at 0 inability at 0 dabe House 0 CHON TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site Gro Gro Abban Sustan	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sorption: 0 ng gain at 0% sorption:	UP	TEST 2	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% baidy at 0 inability at 0 dabe House 0 CHON TO AFFOR MODLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs Plannin Su Susta O'M Affor DOWN	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site of Control o	rellings (0) = @(0) dph. ssprofit: 0 sorption: 0 graph at 0% sorption: 0 graph at 0% sorption: 0 graph at 0% sorption: 0 mounts of the original of the original of the original origina	UP	TEST 2 2 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O SIRE Gro Abs. Plannin Su Susta O'M Affor O'M Affor O'M	e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 insibility at 0 GREENFILD GREENFILD MODLE UP	0% TEST 20 SHEE	O site @(0) dph. Gross profit: Absorption: 0 Absorption: 0 Absorption: 0 Assorption: 0 Assorption: 0 Affordable Hou O Affordable Hou O INDUSTRIALI IN	UP	TEST 20 S	dw O site Gro Abb Plannir Sursta O% Affor	rellings (0) = @(0) dph. ss profit: 0 sorption: 0 gain at 0% sibsidy at 0 inability at 0 ddable Hou. NEUSTRIAL2 MIDOLE	UP	TEST 2 2 3 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW. O slitt Gro Abb Planni S. Susta O% Affor DOWN	rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% usbaldy at 0 ng gain at 0% usbaldy at 0 ninability at 0 ninability at 0 PDL MIDDLE	UP		dw O site of State of	ellings (0) © (0) qh, sprofit: 0 corption: 0 gain at 0% bady at 0 inability at 0 date House 0 CTION TO AFFOR MODULE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%

Figure 87 – Sensitivity Testing

Subsid	5 dwellin 25 Hectare Gross Absorpti Plannin y at £0 per unit Sustainabilit 40% Affo	e Area: One gs (5 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & 60 per ur ry at £1800 per erdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) unit) Subsi	5 dwellin 25 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate unit) Subs	5 dwellin 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	e Area: One ngs (5 House site @(20 Di s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	PH) dph. a. iit (intermediate) unit sing	Subs	5 dwellin 0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. init (intermediate r unit) Subsic	5 dwellin 0.25 Hectare : Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.; g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	PH) dph. a. iit (intermed runit
31 1	SHEELI	GREENFIELD		IESI	ISHEELI	INDUSTRIAL1		IESI	I SHEEL I	INDUSTRIAL2		IESI	ISHEELI	PDL		IESI		CTION TO AFFOR	DABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 30%	UP 26%
11	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	37%	30%	26%
12 13		**	**	2012 2013	**	**	**	2012	**	**	**	2012	**	**	**	2012	41% 42%	32% 33%	28% 28%
4	**	**	**	2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	42%	33%	28%
15 16	4)	**	**	2015 2016	<u> </u>	**	**	2015 2016	4)	**	**	2015 2016	1+	**	**	2015 2016	50% 49%	38% 38%	32% 31%
7	* >	**	**	2017	A >	**	**	2017	* >	**	**	2017	4.4	**	**	2017	47%	37%	30%
18 19		**	**	2018 2019	**	**	**	2018	* *	**	**	2018 2019	* *	**	**	2018 2019	44% 42%	36% 34%	29% 28%
10	**	**	**	2020	**	**	**	2020	**	**	**	2020	**	**	**	2020	40%	33%	27%
1 2	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021	38% 36%	32% 31%	26% 25%
23	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	34%	30%	24%
24 25	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	33% 32%	29% 29%	24%
	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	32%	29%	
	100 (Social I	Rent to Inter	mediate)		100 (Social F	Rent to Inter	mediate)	0	: 100 (Social	Rent to Inter	mediate)		:100 (Social	Rent to Inte	rmediate)	0	:100 (Social F	Rent to Inter	mediate
ST 2	SHEET 1	CREENEIEI D		TEST	2 SHEET 1	INDUSTRIAL 4		TEST	2 SHEET 1	INDUSTRIALS		TEST	2 SHEET 1	PDI		TEST		CTION TO AFFOR	DARI E
[DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0		**	**	2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010	36% 37%	30% 30%	26% 26%
2	**	**	**	2012	**	**	**	2012	**	**	**	2012	• •	**	**	2012	41%	32%	28%
3	**	**	**	2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	42% 42%	33% 33%	28%
5	* >	**	**	2015	A >	**	**	2015	A >	**	**	2015	4.4	**	**	2015	50%	38%	32%
6 7	4)	**	**	2016 2017	A)	**	**	2016		**	**	2016 2017	1 7	**	**	2016 2017	49% 47%	38% 37%	31%
8	A)	**	**	2018	A)	**	**	2018	A)	**	**	2018	*)	**	**	2018	44%	36%	29%
9	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	42% 40%	34%	289 279
1	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	38%	32%	269
3	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	36% 34%	31% 30%	25% 24%
24		**	**	2023		**	**	2023			**	2023		**	**	2023	33%	29%	24%
5 6	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	32%	29%	24%
5	**	**	**	2026	**	**	**	2026		alue Area: C		2026	**	**	**	2026	32%	29%	239
	5 dwellin 25 Hectare Gross Absorpti Plannin y at £0 per unit	e Area: One gs (5 House site @(20 Di profit: (20%) on: 70 units p. g gain at 100% (rent) & E0 per ur y at £1800 per	S) PH) dph. a. bit (intermediate)		5 dwellin 25 Hectare : Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 70 units p.a g gain at 100%	S) PH) dph. a. hit (intermediate	(Absorber Land Absorber Land Absorber Land Absorber Land Absorber Land Absorber Land Absorber Land Absorp Plannir Land Absorp Plannir Land Absorp Land Absorber Land Absorber Land Absorber Land Absorber Land Absorber Land Absorber Land Absorber Land Land Land Land Land Land Land Land	ctare site #(20 l Gross profit: (20' sorption: 30 units anning gain at 10 p nability at £10 p nability at £1800 6 Affordable Hc e Area: One mgs (5 House site #(20 Di is profit: (20%) lon: 70 units p. ng gain at 100% (rent) & £0 per unity at £1800 pet	6) p.a. p.a. 00% er unit (interme per unit using ermediate) 5) PH) dph. it (intermediate; unit unit unit unit unit unit unit unit	(5 dwellin 0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe	es) PH) dph. a. init (intermediate or unit)	() Subsic	5 dwellin 0.25 Hectare : Gross Absorptio Planning by at £0 per unit (r	e Area: One gs (5 House site @(20 Di profit: (20%) on: 70 units p. g gain at 100% ent) & £0 per ur y at £1800 per	s) PH) dph. a. ait (interme
0:1	40% Affo 100 (Social I SHEET 1	rdable Hou Rent to Inter	rmediate)		40% Affo 100 (Social F 3 SHEET 1		sing mediate)	0 TEST	40% Affe 100 (Social 3 SHEET 1	Rent to Inter	sing mediate)	0: TEST	40% Affo 100 (Social I 3 SHEET 1		using rmediate)		: 100 (Social F 3 SHEET 1		mediate
ſ	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
1	**	**	**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	36% 37%	30% 30%	26% 26%
2	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	41% 42%	32% 33%	28% 28%
4		**	**	2014	**	**	**	2014	**	**	**	2014		**	**	2014	42%	33%	28%
5 B	A)	**	**	2015 2016	A)	**	**	2015 2016	A >	**	**	2015 2016	(+	**	**	2015 2016	50% 49%	38% 38%	329 319
7 B	4)	**	**	2017	A)	**	**	2017	• •	**	**	2017	1,	**	**	2017	47% 44%	37% 36%	30%
9		**	**	2019	**	**	**	2019	**	**	* *	2019	**		**	2019	42%	34%	28%
1	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	40% 38%	33% 32%	27% 26%
2	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	36% 34%	31% 30%	259
4	**	**	**	2024	**	**	**	2024	**	**	**	2024	••	**	**	2024	33%	29%	249
5 8	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	32% 32%	29% 29%	249 239
								Sul	5 c 0.25 He 0.25 He Ab: Pl bsidy at E0 per u Sustai 409	alue Area: C hwellings (5 Hous ctare site @ (20 I Gross profit: (20' sorption: 70 unit: anning gain at 11 unit (rent) & E0 p nability at E1800 & Affordable Ho social Rent to Int	es) DPH) dph. 6) i p.a. 10% er unit (interme per unit using	ediate)							

	5 dwellin 25 Hectare : Gross Absorptic Plannir y at £0 per unit (profit: (20%) on: 50 units p. ig gain at 50%	es) PH) dph. a. nit (intermediate		dwelling 1.25 Hectare Gross Absorpti Plannir dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	PH) dph. a. iit (intermediate unit		dwellin 0.25 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u tv at £1800 pe	S) PH) dph. a. nit (intermediate)		dwellin 0.25 Hectare Gross Absorpti Planni dy at £0 per unit	profit: (20%) on: 50 units p. ng gain at 50%	S) PH) dph. a. nit (intermediate)		dwelling 0.25 Hectare s Gross Absorptio Planning by at £0 per unit (re	profit: (20%) in: 50 units p.a g gain at 50%	H) dph.
	40% Affo 100 (Social F	rdable Hou	ısing		40% Affo 100 (Social I	rdable Hou	sing		40% Affe 100 (Social	ordable Hou	ısing		40% Affo 100 (Social	ordable Hou	ısing		40% Affor 100 (Social F	rdable Hou	sing
TEST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST		TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 30%	UP 26%
011 1012	**	**	**	2011	**	**		2011	**	**	**	2011 2012	**	**	**	2011 2012	37% 41%	30% 32%	26% 28%
1012		**		2012		**		2012		**		2012		**		2012	41%	32%	28%
014 1015	**	**	**	2014	**	**		2014		**	**	2014 2015	**	**	**	2014 2015	42% 50%	33% 38%	28% 31%
1016	4)	**		2016	4)	**		2016	A)	**	**	2016	1.	**	**	2016	49%	37%	31%
017	A >	**	**	2017	* >	**	**	2017	* >	**	**	2017	4.4	**	**	2017	46%	37%	30%
018 019	**	**	**	2018	**	**		2018	**	**	**	2018 2019	**	**	**	2018	44% 41%	36% 34%	29% 28%
1020	**	**	**	2020	**	**	* *	2020		**	**	2020		**	**	2020	40%	33%	27%
021 022	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	37% 35%	32% 31%	26% 25%
1023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	34%	30%	24%
024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	33%	29%	24% 24%
025 026	**	**	**	2025 2026	**	**	**	2025 2026		**	**	2025 2026	**	**	**	2025 2026	32% 32%	29% 29%	24%
0.	5 dwellin 25 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.	es) PH) dph. a.	C	dwelling 1.25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.:	PH) dph.		bsidy at £0 per u Sustai 409 0:100 (S Valu dwellin 0.25 Hectare Gross Absorpt	hability at £1800 Affordable Hocial Rent to Inte Area: One gs (5 House site @(20 D profit: (20%) lon: 50 units p	per unit (interme per unit pusing ermediate) s s) PH) dph.		dwellin 0.25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph. a.	(dwelling 0.25 Hectare s Gross Absorptio	profit: (20%) n: 50 units p.a	
Subsic	y at £0 per unit (Sustainabilit	g gain at 2009 rent) & £0 per u y at £1800 pe rdable Hou	nit (intermediate r unit	e) Subsi	dy at £0 per unit (Sustainabilit	g gain at 200% rent) & £0 per ur y at £1800 per rdable Hou	it (intermediate unit	e) Subs	idy at £0 per unit Sustainabili	ig gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate) r unit	Subsi	dy at £0 per unit Sustainabili	g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate) r unit	Subsic	ly at £0 per unit (re Sustainability	gain at 200% ent) & £0 per un y at £1800 per rdable Hou	unit
O:	100 (Social F	Rent to Inte	rmediate)	U:	100 (Social I	Rent to Inter	mediate)		100 (Social 5 SHEET 1	Rent to Inte	rmediate)	0: TEST	100 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	: 100 (Social R	tent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	4		TION TO AFFOR MIDDLE	DABLE
010	**		**	2010	^ ^		* *	2010	^ ^	**	**	2010	+ ++	* *	^^	2010	37%	30% 30%	26%
011 012	**	**	**	2011	**	**	**	2011	**	**	**	2011 2012	**	**	**	2011	37% 42%	30%	26% 28%
013 014	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	42% 42%	33% 33%	28% 28%
015	* >	**	**	2015	* >	**	**	2015	* >	**	**	2015	1.	**	**	2015	51%	38%	32%
016 017	A)	**	**	2016	A P	**	**	2016 2017	A >	**	**	2016 2017	4 *	**	**	2016 2017	50% 48%	38%	31% 30%
018	* >	**		2018	* >	**	**	2018	. >	**	**	2018	A)		**	2018	45%	36%	29%
019 020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	42% 40%	35% 33%	28% 27%
021 022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	38% 36%	32% 31%	26% 25%
023	**	**	**	2023	**	**	**	2023	* *	**	**	2023	**	**	**	2023	34%	30%	24%
024 025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	33% 32%	29% 29%	24% 24%
026	**	**	**	2026	**	**		2026	**	alue Area: (**	2026	**	**	**	2026	32%	29%	24%
		Area: One				Area: One		Sul	0.25 He Ab: Pi bsidy at E0 per u Sustail 409 0:100 (S	Affordable H ocial Rent to In e Area: One	DPH) dph. %) s p.a. 00% eer unit (interme per unit pusing eermediate)	ediate)		a Area: One			Value	Area: One	
Subsidy	25 Hectare : Gross Absorption Planning at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe y at £1800 pe erdable Hou	PH) dph. a. 6 r unit (intermedial r unit	e) Subsidy	Gross Absorption Planning at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediat unit sing	e) Subsid	0.25 Hectare Gross Absorpt Plannir y at £48500 per unit Sustainabili	is profit: (20%) ion: 50 units p ig gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	PH) dph. a. b b c unit (intermediate) r unit unit) Subsidy	0.25 Hectare Gross Absorpti Plannir v at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 po ty at £1800 pe ordable Hou	PH) dph. a. 6 r unit (intermediate r unit using) Subsid	O.25 Hectare s Gross Absorptio Planning y at £48500 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £26000 per y at £1800 per rdable Hou	'H) dph. unit (intermedia unit
TEST 6	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN A A	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 28%	MIDDLE 24%	UP 21%
011 012	**	**	**	2011	**	**		2011	**	**	**	2011 2012	**	**	**	2011 2012	28% 32%	24% 26%	21%
013	**	**	**	2013	**	**	**	2013	**	**	**	2013		**	**	2013	32%	26%	23%
014 015	**	**	**	2014 2015	**	**	**	2014 2015	**	**	**	2014 2015	**	**	**	2014 2015	32% 40%	27% 32%	23% 26%
016 017	.)	**	**	2016 2017	A)	**	**	2016 2017	.)	**	**	2016 2017	4)	**	**	2016 2017	39% 38%	31% 31%	26% 25%
018	* *	**	**	2018	* *	**		2018	* *	**	**	2018	* *	**	**	2018	36%	30%	25%
019 020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	34% 33%	29% 28%	24% 23%
021	**	**	**	2021	**	**	**	2021		**	**	2021		**	**	2021	31%	27%	22%
023	**	**	**	2022 2023	**	**		2022 2023	**	**	**	2022 2023	**	**	**	2023	29% 28%	25%	21%
024 025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	27% 27%	25% 24%	21% 21%
026		- ::	**	2026		- ::	**	2026	**	alue Area: 0	**	2026			- ::	2026	27%	24%	21%
								Subsidy	5 c 0.25 He 0.25 He Ab: Pl at £48500 per u Sustai 409	twellings (5 Hou ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 1	ses) DPH) dph. %) s p.a. 00% Doo per unit (int per unit	ermedi	ate)						

	5 dwellin 25 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. curit (intermediate		dwelling .25 Hectare Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. a. unit (intermediat		dwellin 0.25 Hectare Gross Absorpt Plannir v at £25000 per unit Sustainabili	gs (5 Houses site @(20 D profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £22000 by at £1800 per prdable Hou	e) PH) dph. a. · unit (intermediate) · unit		dwelling 0.25 Hectare Gross Absorpti Planning of £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	s) PH) dph. a. f unit (intermediate or unit)		dwelling 0.25 Hectare s Gross Absorptio Planning y at £25000 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100%	H) dph. unit (intermediate) unit
	100 (Social F	Rent to Inter	mediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 7 SHEET 1	Rent to Inter	mediate)		100 (Social 7 SHEET 1	Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010 2011	29% 29%	25% 25%	22% 22%
2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	33% 34%	27% 27%	24% 24%
2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	34%	28%	24%
2016	A)	**	**	2016	<u> </u>	**	**	2016	A)	**	**	2016	A)	**	**	2016	42% 41%	33% 32%	27% 27%
2017 2018	*)	**	**	2017 2018	44	**	**	2017	* *	**	**	2017 2018	* *	**	**	2017 2018	39% 37%	32% 31%	26% 25%
2019 2020	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	35% 34%	29% 28%	24% 24%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	32% 30%	28%	23%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	29%	26%	22%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	28% 28%	25% 25%	21% 21%
2026	**	**	**	2026	**	**	**	2026	^ ^ V:	alue Area: C	ne ^ ^	2026	**	**	**	2026	27%	25%	21%
Subsidy	Subsidy at E2000 per unit pa. Value Area: One Value Are															H) dph unit (intermediate) unit			
			mediatey				mediatey				mediatey				mediatey		8 SHEET 1		
2010	DOWN		UP	2010	DOWN	MIDDLE		2010		MIDDLE	UP	2010			UP	2010	DOWN	MIDDLE	UP 22%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	29%	24%	22%
2012 2013	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	**	2012 2013	33% 33%	27% 27%	23% 24%
2014 2015	**	**	**	2014 2015	4.1	**	**	2014	4.4	**	**	2014 2015		**	**	2014	33% 41%	27% 32%	24% 27%
2016	* >	**	**	2016	* >	**	**	2016		**	**	2016	* >	**		2016	40%	32%	26%
2017 2018	*)	**	**	2017 2018	**	**	**	2017	* *	**	**	2017 2018	* *	**	**	2017 2018	38% 36%	31% 30%	26% 25%
2019 2020	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	34% 33%	29% 28%	24%
2021 2022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	31% 30%	27% 26%	23% 22%
2023	**	**	**	2023		**	**	2023	**	**	**	2023		**	**	2023	29%	25%	21%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	28% 27%	25% 25%	21% 21%
2026	**	**	**	2026	**	**	**	2026	0.25 He	alue Area: (lwellings (5 House ctare site @(20 Gross profit: (20	ies) DPH) dph. %)	2026	**	**	**	2026	27%	25%	21%
								Subsidy	PI at E36000 per u Sustai 40 9	corption: 50 unit anning gain at 1 nit (rent) & E24 nability at £1800 5 Affordable Ho ocial Rent to Int	00% 000 per unit (int per unit ousing	ermedia	ate)						
	0 dv 0 site Gro	vellings (0) e @(0) dph. ess profit: 0 sorption: 0			dw 0 site Gro	ellings (0) ellings (0) ellings (0) ellings (0) ellings (0) sorption: 0			dv 0 sit Gr	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw 0 site Gro	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw 0 site Gro	ellings (0) ellings (0) el@(0) dph. ss profit: 0 corption: 0	
	Plannii Su	ng gain at 0% ibsidy at 0			Planni Su	ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0			Planni St	ng gain at 0% ubsidy at 0			Plannir Su	ng gain at 0% bsidy at 0	
	Susta	inability at 0	sing		Susta	inability at 0	sing		Sust	ainability at 0 rdable Hou	sing		Susta	ainability at 0 rdable Hou	sing			inability at 0 dable Hous	ing
TEST	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDUC	MIDDLE	DABLE UP
0	- 1	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0		-	-	0		-		0			-	0	=	=		0	0%	0%	0%
0		-	-	0	= =		=	0	=	-		0	=	=		0	0%	0%	0%
0	-		-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0		-	-	0	-	-	=	0	-	-	-	0		-		0	0% 0%	0% 0%	0% 0%
0			-	0	-	-	-	0	-		-	0	-	-		0	0% 0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	- :	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
										Value Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0			<u> </u>		<u></u>				
										Subsidy at 0 Sustainability at Affordable Ho 0									

TEST :	O dv O site Gro Ab Planni Su Susta	ie Area: 0 rellings (0) dellings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannli Su Susta	ie Area: 0 Billings (0) Bill	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Gn Ab Plann Si Sust	ue Ārea: 0 ue llings (0) e @(0) dph. sos profit: 0 sos profit: 0 sos profit: 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	ue Area: 0 refilings (0) dph. sss profit: 0 sosption: 0 sosption: 0 sosption: 0 refile dpi. sosption: 0 refile dpi. sosption: 0 PDL MIDDLE	UP	TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ie Area: 0 ellilings (0) ellililings (0) ellilings (0) ellililings (0) ellilings (0) ellililings (0) ellilings (0) ellililings (0) ellilings (0) e	-
0	5 dwellings (5 Houses) 25 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% y at 10 per unit (rem) 4.50 per unit (rememballe) Sustainability at £600 per unit 40% Affordable Housing															0% 0% 0%	0% 0% 0%	0% 0% 0%	
Subsic O:	Owellings (D) Oxelled Property																		
TEST			r	TEST			1	TEST				TEST				TEST	REDUC		
2010	**	^ ^	**		**	**			**	^ ^	**		**	**	**		36%	29%	26%
2011 2012																			
2012	**	**		2012		**		2012	**		**	2012		**		2012	41%	32%	28%
2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	41%	33%	28%
2015 2016	* >	**	**	2015 2016	A)	**	**	2015 2016	A >	**	**	2015 2016	4+	**	**	2015 2016	50% 48%	38% 37%	31% 31%
2017		**	**	2017	* >		* *	2017	* >	**	**	2017	* >	**		2017	46%	37%	30%
2018 2019	.,	**	**	2018 2019	.,	**	**	2018 2019	.,	**	**	2018 2019	.,	**	**	2018 2019	44% 41%	35% 34%	29% 28%
2019 2020	**	**	**	2019	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019	41% 39%	34% 33%	28% 27%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	37%	32%	26%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	35%	30%	25%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	34% 32%	29% 29%	24% 24%
2025	**	**	**	2025		**	**	2025		**	**	2025	**			2025	32%	29%	23%
2026	**	**	**	2026	**	**	**	2026	· · V	alue Area: C	ne **	2026	**	**	**	2026	32%	28%	23%
	5 dwellin .25 Hectare Gross Absorpti	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a.		dwelling .25 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.	C	0.25 He (Abs Pi bosidy at E0 per u Sustal 40% 0:100 (\$\$ Valu dwellin 0.25 Hectare Gross Absorpt Plannir	Inveilings (5 Houncetare site @(20) Gross profit: (20) Gross profit: (DPH) dph. 36) s p.a. 30% er unit (interme per unit susing ermediate) 5) PH) dph. a. bit (intermediate)	0	dwelling 25 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a. 6		dwelling 0.25 Hectare s Gross Absorptio Planning by at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un) PH) dph. i. it (intermediate)
Juusio	Sustainab	rent) & E0 per un lity at £0 per u rdable Hou	ınit	Jubsi	Sustainabi	lity at £0 per un rdable Hou	nit	., Julis	Sustainab	illity at £0 per u	ınit	Jausii	Sustainab	llity at £0 per u ordable Hou	unit	Dieuwo	Sustainabi	lity at £0 per un rdable Hou	nit
	100 (Social I				100 (Social F				100 (Social	Rent to Inte	mediate)		100 (Social				:100 (Social F	Rent to Inter	mediate)
TEST	12 SHEET 1	GREENFIELD		TEST	12 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1	CTION TO AFFOR	DARI F
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010	36% 36%	29% 29%	26% 26%
2011	**	**		2011	**	**		2011	**		**	2011	**	**	**	2011	36% 40%	29% 32%	26% 28%
2013	**	**	••	2013	**	**	••	2013	**	••	**	2013	**	**	**	2013	41%	32%	28%
2014 2015	4.4	**	**	2014 2015	**	**		2014	**	**	**	2014 2015	4.*	**	**	2014 2015	41% 50%	33% 37%	28% 31%
2016	* >	**	**	2016	A)	**		2016	A)		**	2016	1+	**		2016	48%	37%	31%
2017	A >	**	**	2017	A }	**	**	2017	* >	**	**	2017	A >	**	**	2017	46%	37%	30%
2018	* >	**	**	2018	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	43%	35%	29%
2019 2020	**	**	**	2019 2020	**	**		2019	**	**	**	2019	**	**	**	2019	41% 39%	34% 33%	28% 27%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	37%	31%	26%
2022	**	**		2022	**	**		2022	**	**	**	2022	**	**	**	2022	35%	30%	25%
2023	**	**	**	2023	**	**		2023	**	**	**	2023	**	**	**	2023	33% 32%	29% 29%	24%
2024	**	**		2024	**	**		2024	**	**	**	2024	**	**	**	2024	32%	29%	24%
2026	**	**		2026	**	**		2026	**	alue Area: C	**	2026	**	**	**	2026	31%	28%	23%
								Sul	5 c 0.25 He (Abs Pli osidy at £0 per u Sust 40%	wellings (5 Hour ctare site @ (20 Gross profit: (20 corption: 50 unit anning gain at 11 unit (rent) & E0 p ainability at E0 p 5 Affordable Ho ocial Rent to Int	ies) DPH) dph. %) s p.a. 10% er unit (interme er unit	diate)							

Subsid	5 dwellin .25 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate r unit) Subsi	dwelling 0.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 40% Affo 00:0 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per uity at £1800 per prdable Hou	PH) dph. a. it (intermediate unit	e) Subs	dwellin 0.25 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe 00:0 (Social	gs (5 House: gs (5 House: site @(20 D : profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe brdable Hou Rent to Inte	s) PH) dph. a. 6 nit (intermediate) r unit using	Subsit	dwelling 25 Hectare Gross Absorpti Planning dy at £0 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	s) IPH) dph. .a6 Init (intermedialer unit	ite) Subsid	dwelling 0.25 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit 40% Affo 00:0 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate) unit sing
IEST	13 SHEET 1	GREENFIELD		IESI	13 SHEET 1	INDUSTRIAL1		IESI	13 SHEET 1	INDUSTRIAL2		IESI	13 SHEET 1	PDL		IESI	13 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 68%	MIDDLE 59%	UP 54%
2011	1+	**	**	2011	A >		**	2011	A >	**	**	2011	• •	()	**	2011	68%	59%	55%
2012 2013	1 *	A P	4.)	2012	A >	A >	4)	2012	1 *	4)	A }	2012 2013	**	1 *	4)	2012	75% 76%	63% 64%	58% 58%
2014	**	A }	A >	2014	A)		* >	2014		* >	* >	2014	**	4 🕶	A)	2014	76%	65%	58%
2015 2016		(*	A >	2015	**	A)	4)	2015	**	A)	A)	2015 2016		**	(*	2015	90%	72%	63% 63%
2017	• •		A)	2017	4.4	A)	* >	2017	* *	A)	A >	2017	• •	**	4.4	2017	84%	71%	61%
2018 2019	**	A P	4.)	2018	A }	A)	4)	2018	1 ¥	4)	A }	2018 2019	**	**	(v	2018	81%	69% 67%	60% 59%
2020	1.	A F	A)	2020	A >	* >		2020	A)	A >	A >	2020	• •	1.	A >	2020	74%	66%	58%
2021 2022	4.4	* *	* *	2021	A)	* *	*)	2021	A >	**	* *	2021 2022	**	1.	*)	2021	72% 69%	64% 62%	56% 55%
2023	A >	**	**	2023	A >	**	**	2023	.)	**	**	2023	4.4	()		2023	67%	61%	54%
2024 2025	A)	**	**	2024	A }	**	**	2024	A >	**	**	2024 2025	4 *	()	**	2024	65%	60%	53% 53%
2026	*	**	**	2026	A P	**	**	2026	*)	alue Area: (**	2026	1+	- + + + + + + + + + + + + + + + + + + +		2026	64%	60%	53%
0.	5 dwellin .25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph. a.	C	dwelling 1.25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.) PH) dph. a.		Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt	Affordable He ocial Rent to Intelle Area: One gs (5 House: site @(20 D profit: (20%) lon: 50 units p.	s p.a. 00% 00% 0 per unit (interme) 0 per unit busing termediate) 0 s) PH) dph.		dwellin 25 Hectare Gross Absorpti	profit: (20%) ion: 50 units p	s) PH) dph. .a.	C	dwelling 0.25 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.a	PH) dph.
O:	dv at £0 per unit	y at £1800 per ordable Hou	nit (intermediate r unit ising	0:	dy at £0 per unit :	ty at £1800 per ordable Hou	nit (intermediate unit ising	0	dy at £0 per unit Sustainabili 40% Affe	ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	nit (intermediate) r unit using	0:	dv at £0 per unit	ty at £1800 pe ordable Ho	init (intermedia er unit using	0:	v at £0 per unit (r	ty at £1800 per ordable Hou	it (intermediate) unit sing
1231		GREENFIELD				INDUSTRIAL1		ILSI		INDUSTRIAL2		1231		PDL		IESI	REDUC	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 86%	MIDDLE 71%	UP 64%
2011	* *	* >		2011	* *	.,	. >	2011	* *	.,	A >	2011	* *	**	٠,٠	2011	87%	72%	65%
2012 2013	**	(*	A >	2012	**	A)	A)	2012	**	A)	A F	2012 2013	**	**	(*	2012	95% 96%	77%	68% 69%
2014 2015	**	(+		2014	••		* >	2014	* *	*>	A)	2014 2015	**	**	(*	2014	97%	78%	69%
2016	• • •	**	4+	2016	**	(*	4)	2016	**	**	A >	2016		**		2016	113%	88%	75%
2017 2018	• •	* *	A)	2017	• •	4 *	4)	2017	* *	1.4	A)	2017 2018	* *	• •	1 *	2017	106%	85%	72% 70%
2019		**	4)	2019	**	4)	4)	2019	**	1.	4)	2019		**	1.	2019	95%	80%	68%
2020 2021	**	(*	A)	2020 2021	1.4	A)	4)	2020	* *	A)	A):	2020 2021	* *		(+	2020	90%	77%	66% 64%
2022	~ ~	(*	A)	2022	4)	4)	4)	2022	4.*	4)	4)	2022	**	**	A)	2022	82%	73%	62%
2023 2024	1 *	A)	A)	2023	A }	A)	4)	2023	A)	4)	A):	2023 2024	••	••	A)	2023 2024	79%	71% 70%	61% 60%
2025 2026	1+	4.)	4.)	2025	A)	.,	4)	2025	4.)	4)	4.)	2024 2025 2026	**	**	A >	2025	76%	69%	60%
							'	Sul	5 c 0.25 He 0.25 He Ab: Pl psidy at £0 per u Sustai 409	alue Area: (alue	ses) DPH) dph. %) s p.a. 00% per unit (interme) per unit	ediate)							
		ue Area: 0			Valu	ue Area: 0 rellings (0)				ue Area: 0 vellings (0)				ue Area: 0				ue Area: 0 rellings (0)	
	O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hour 0	sing		O site Gre Ab Planni Su Susta	e @(0) dph. e @(0) dph. oss profit: 0 osorption: 0 ong gain at 0% ubsidy at 0 rdable Hous	sing		O sit Gr Al Plann S Sust	e @(0) dph. oss profit: 0 oss profit: 0 ossprotion: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing		O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0			O site Gro Ab: Plannii Su Susta	e @(0) dph. e @(0) dph. osorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0	sing
TEST 1	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	- - - -	-	-	0	-	-	-	0	- - - -	-	-	0 0 0	- - - -	- - - -		0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
ō				0				0				0				o	0%	0%	0%
0		-	-	0	- :	-	-	0		-	-	0		- :	-	0	0%	0%	0% 0%
0				0				0	-			0				0	0%	0%	0%
0				0	-			0				0				0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-		0	0%	0%	0% 0%
0	-	-	-	0		-	-	0	-	-	-	0		-		0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n. 0 0%								

Subsid	5 dwellin 25 Hectare Gross Absorpti Plannin ly at £0 per unit of Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit	Subsi	dwelling .25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.; g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. it (intermediate unit	e) Subs	dwellin 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou	S) PH) dph. a. bit (intermediate) r unit	Subsi 0:	dwelling 0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. 6 init (intermediate) r unit using	Subsid	dwelling 0.25 Hectare's Gross Absorptic Planning y at E0 per unit (re Sustainability 40% Affor :100 (Social R	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit sing mediate)
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	4)	**	**	2010	37% 37%	29% 29%	25% 25%
2012	* >	**	**	2012	* >	**	**	2012	A >	**	**	2012	4 🕶	**	**	2012	42%	31%	27%
2013 2014	A)	**	**	2013	*>	**	**	2013	* >	**	**	2013 2014	4 =	**	**	2013	43% 43%	31% 32%	27% 27%
2015	* >	**	**	2015	A 3		**	2015	* }	**	**	2015		**	**	2015	52%	38%	31%
2016 2017	* *	**	**	2016 2017	*>	**	**	2016 2017	* >	**	**	2016 2017	4+	**	**	2016 2017	50% 48%	38% 36%	30% 29%
2018		**	**	2018	4)		**	2018	A >	**		2018	1.		**	2018	45%	36%	28%
2019	A >	**	**	2019	A)	**	**	2019	* >	**	**	2019	A >	**	**	2019	42%	34%	27%
2020 2021	4.7	**	**	2020	**		**	2020	**	**	**	2020 2021	**	**	**	2020	39% 38%	32% 31%	26% 25%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	35%	30%	24%
2023 2024	**	**	**	2023	**		**	2023 2024	**	**	**	2023 2024	**	**	**	2023	33% 32%	29% 28%	23% 23%
2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	32% 31%	28% 28%	22% 22%
	Volum	Aran Ope			Value	Aron One			5 c 0.25 He 4 Ab: Pl bsidy at £0 per u Sustai 409 0:100 (S	nability at £1800 6 Affordable He social Rent to Int	pes) DPH) dph. %) s p.a. DO% per unit (interme per unit pussing ermediate)	diate)	Volum	Aran Ope			Value	Area One	
	5 dwellin 25 Hectare Gross Absorpti	on: 50 units p. g gain at 100%	s) PH) dph. a.		dwelling .25 Hectare s Gross Absorptio	n: 50 units p.: gain at 100%) PH) dph. a.		dwellin 0.25 Hectare Gross Absorpt	s profit: (17%) ion: 50 units p. ng gain at 1009	s) PH) dph. a.		dwelling 0.25 Hectare Gross Absorpti Plannin	on: 50 units p. g gain at 1009	s) PH) dph. a. 6		dwelling 0.25 Hectare s Gross Absorptio	n: 50 units p.a gain at 100%	i.
Juusio	Sustainabilit	y at £1800 per ordable Hou	unit	Jubsi	Sustainabilit	y at £1800 per rdable Hou	unit	-, Juds	Sustainabili	ty at £1800 pe ordable Hou	unit	Juosi	Sustainabili	ty at £1800 pe ordable Hou	r unit	, Joseph Control of the Control of t	Sustainability	y at £1800 per rdable Hou	unit
0:	40% Affo 100 (Social I			0:	100 (Social F	rdable Hou Rent to Inter	mediate)	0	40% Affe 100 (Social			0:	40% Affo 100 (Social	Rent to Inte	rmediate)	0	40% Affor 100 (Social R		
TEST 1	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUCTOUS 4		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	MIDDLE	UP	j	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010	36% 37%	30% 30%	26% 27%
2012	**	**	**	2012	**	**	**	2012			**	2012			**	2012	41%	33%	28%
2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	41% 42%	33% 33%	29% 29%
2015	* >	**	**	2015	A)	**	**	2015	A >	**	**	2015	4 🕶	**	**	2015	50%	38%	32%
2016 2017	* >	**	**	2016 2017	4)	**	**	2016 2017	A >	**	**	2016 2017	1.4	**	**	2016 2017	48%	38% 37%	31%
2017	**	**	**	2017	**	**	**	2017		**	**	2017	**		**	2017	46% 44%	36%	30% 29%
2019 2020	**	**	**	2019	**	**		2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	41% 40%	35% 33%	28% 27%
2021		**	**	2021	**	**		2021		**	**	2021		**	**	2021	38%	32%	27%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	36%	31%	26%
2023 2024	**	**	**	2023	**	**	**	2023 2024		**	**	2023 2024	**	**	**	2023	34% 33%	30% 29%	25% 24%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	33% 32%	29% 29%	24% 24%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sul	0.25 He Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab	twellings (5 Hou- ctare site @(20 Gross profit: (17 scorption: 50 unit anning gain at 1 unit (rent) & E0 6 Affordable Hi cocial Rent to Int ue Area: 0 vellings (0) e @(0) dph. ing gain at 0 ubsidy at 0 alnability at 0 unit (rent) & 10 unit (ren	DPH) dph. %) s p.a. 50% er unit (intermel per unit vusting ermediate)	diate)	dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		dwi O site Gros Abs Plannin Sul Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0 ig gain at 0% bsidy at 0 inability at 0 dable Hous	ing
		0				0	•			0				0				0	,
IEST 1	18 SHEET 1	GREENFIELD		IEST	18 SHEET 1	INDUSTRIAL1		IEST	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST	18 SHEET 1 REDUC	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0				0				0				0				0	0%	0%	0%
0	-	-	_	0	-	_	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0				0				o				o				o	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0				0				o				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-			0	-		-	0		-		0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpi Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: O	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0				0 0% 0% 0%
0	0	0 -	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
	0		ŏ	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	·	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
		,		0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0	0	0 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0		0	0	0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0		

Figure 88 – Sensitivity Testing

Subsid	5 dwellin 25 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	gs (5 House: site @(20 DF) profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	S) PH) dph. a. it (intermediate) unit	Subsic O:	5 dwelling 25 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	PH) dph. i. it (intermediate unit sing) Subs	5 dwellin 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affo	e Area: One ngs (5 House ngs (5 House site @(20 Di profit: (20%) ng 50 units p. ng gain at 100% (rent) & £0 per ur ty at £1800 per prodable Hou Rent to Inter	S) PH) dph. a. iii (intermediate) unit	Subsi O:	5 dwellin 0.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. init (intermediate) r unit	Subsid	5 dwelling 0.25 Hectare s Gross Absorptio Planning dy at £0 per unit (re Sustainability	profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per unit y at £1800 per rdable Hous	H) dph. (intermediate) unit
ı	DOWN	GREENFIELD	un	1	DOMAN	INDUSTRIAL1			DOME	INDUSTRIAL2	lin.	-	DOWN	PDL	un	-	REDUC	TION TO AFFORE	ABLE
2010	DOWN A A	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN A A	MIDDLE	UP A A	2010	DOWN A A	MIDDLE	UP A A	2010	DOWN 36%	MIDDLE 30%	UP 26%
2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	37% 41%	30% 32%	26% 28%
2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	42%	33%	28%
2014 2015	4.4	**	**	2014 2015	**	**	**	2014 2015	4.)	**	**	2014 2015	4 *	**	**	2014 2015	42% 50%	33% 38%	28% 32%
2016	* >	**	**	2016	* >		**	2016	* >		**	2016	4.4			2016	49%	38%	31%
2017 2018	4.5	**	**	2017 2018	* >	**	**	2017 2018	A >	**	**	2017 2018	4)	**	**	2017 2018	47% 44%	37% 36%	30% 29%
2019	**	**	**	2019	**	**	**	2019	**	**	**	2019		**	**	2019	42% 40%	34% 33%	28%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020	**	**	**	2020	38%	33%	27% 26%
2022	**	**	**	2022	**	**	**	2022	**	^^	**	2022	**	**	**	2022	36%	31%	25%
2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023 2024	34% 33%	30% 29%	24%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	32% 32%	29% 29%	24% 23%
								Sul	5 d 0.25 He (0.25 He (0.25 Abs Pl: osidy at E0 per u Sustain 40%	nit (rent) & E0 p nability at £1800 Affordable Ho	es) DPH) dph. %) s p.a. D0% er unit (interme per unit	diate)							
	0.25 Hectare site @ (20 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subabisy at Doper unit (terti) & Doper unit (intermediate) Sustainability at £1800 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate)															5 dwelling 0.25 Hectare s Gross Absorptio Planning by at £0 per unit (re	profit: (20%) in: 30 units p.a gain at 100% ent) & 60 per unit	H) dph.	
0:	Sustainabilit 40% Affo 100 (Social F	y at £1800 per rdable Hou	unit sing	O: TEST :	40% Affo 100 (Social F 2 SHEET 1	rdable Hou	sing	0	Sustainabili 40% Affo 100 (Social	ty at £1800 per ordable Hou	unit sing	0:	Sustainabili 40% Affo 100 (Social 2 SHEET 1	ty at £1800 pe ordable Hou	r unit using	0	Sustainability 40% Affoi :100 (Social R 2 SHEET 1 REDUC	y at £1800 per i rdable Hous	unit i ing nediate)
2010	**	**	**	2010	DOWN	**	• •	2010		**	**	2010	DOWN	**	**	2010	DOWN 36%	30%	26%
2011 2012	**	**	**	2011 2012	**	**	**	2011	**	**	**	2011 2012	**	**	**	2011 2012	37% 41%	30% 32%	26% 28%
2013	**	**	**	2013	**	**	**	2013	**		**	2013		**		2013	42%	33%	28%
2014 2015	4.4	**	**	2014 2015	**	**	**	2014	4.)	**	**	2014	4.4	**	**	2014	42% 50%	33% 38%	28% 32%
2016	* >	**	**	2016	* >	**	**	2016	* >		**	2016	4.4	**		2016	49%	38%	31%
2017 2018	* >	**	**	2017 2018	* >	**	**	2017 2018	A >	**	**	2017 2018	4 +	**	**	2017 2018	47% 44%	37% 36%	30% 29%
2019	**	**	**	2019	**	**	**	2019	**	^^	**	2019	* *	**	**	2019	42%	34%	28%
2020 2021	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020 2021	**	**	**	2020 2021	40% 38%	33% 32%	27% 26%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	36% 34%	31% 30%	25% 24%
2023	**		**	2023	**	**	**	2023	**		**	2023	**	**	**	2023	34%	29%	24%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	32% 32%	29% 29%	24% 23%
	Value	Area: One			Value	Area: One		Sul	5 d 0.25 He 0.25 He 0.40 Pl: osidy at E0 per u Sustain 40% 0:100 (S Value	alue Area: C hveilings (5 Hous ctare site @(20 i foross profit: (20° corption: 30 units anning gain at 10 init (rent) & E0 p nability at £1800 & Affordable Ho cocial Rent to Intel & Area: One	es) DPH) dph. %) s p.a. 10% er unit (interme per unit susing ermediate)	diate)	Value	e Area: One	3		Value	Area: One	
Subsid	25 Hectare s Gross Absorption Planning y at £0 per unit (Sustainabilit 40% Affo	gs (5 House: site @(20 DF profit: (20%) on: 70 units p.i g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. hit (intermediate) unit sina	Subsic	.25 Hectare s Gross Absorption Planning dy at £0 per unit (Sustalnability 40% Affo	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	PH) dph. i. it (intermediate unit sing) Subs	0.25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili 40% Affo	ngs (5 House site @(20 Di profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	PH) dph. a. iii (intermediate) unit using	Subsi	0.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermediate) r unit using	Subsid	0.25 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainability 40% Affoi	profit: (20%) in: 70 units p.a gain at 100% ent) & £0 per unit y at £1800 per rdable Hous	H) dph. (intermediate) unit
TEST 3	SHEET 1	Rent to Inter	mediate)	TEST :	100 (Social F 3 SHEET 1		mediate)	TEST	3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1		inieuidte)		: 100 (Social R 3 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	TION TO AFFORE	ABLE UP
2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	36% 37%	30% 30%	26% 26%
2012	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012	**	**	**	2012	41% 42%	32% 33%	28% 28%
2014	**	**	**	2014		**	**	2014	**	**	**	2014		**	**	2014	42%	33%	28%
2015 2016	4)	**	**	2015 2016	4)	**	**	2015 2016	4)	**	**	2015 2016	1 +	**	**	2015 2016	50% 49%	38% 38%	32% 31%
2017 2018	4)	**	**	2017 2018	4)	**	**	2017 2018	4)	**	**	2017 2018	4 *	**	**	2017 2018	47% 44%	37% 36%	30% 29%
2019	**	**	**	2019	**	**	**	2019	**	**	**	2019	**	**	**	2019	42% 40%	34% 33%	28% 27%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**		2021	38%	32%	26%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	36% 34%	31% 30%	25% 24%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	33% 32%	29% 29%	24% 24%
2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	**	**	**	2026	32%	29%	23%
								Sul	5 d 0.25 He (0.25 He (Abs Pli osidy at E0 per u Sustain 40%	alue Area: C hveilings (5 Hous ctare site @(20 i sorption: 70 unit: anning gain at 10 init (rent) & E0 p nability at E1800 5 Affordable Ho ocial Rent to Int	es) DPH) dph. %) s p.a. D0% er unit (interme per unit	diate)							

	5 dwellin 25 Hectare : Gross Absorptic Plannir y at £0 per unit (profit: (20%) on: 50 units p. ig gain at 50%	es) PH) dph. a. nit (intermediate		dwelling 1.25 Hectare Gross Absorpti Plannir dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 50% rent) & £0 per ur v at £1800 per	PH) dph. a. iit (intermediate unit		dwellin 0.25 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u tv at £1800 pe	S) PH) dph. a. nit (intermediate)		dwellin 0.25 Hectare Gross Absorpti Planni dy at £0 per unit	profit: (20%) on: 50 units p. ng gain at 50%	S) PH) dph. a. nit (intermediate)		dwelling 0.25 Hectare s Gross Absorptio Planning by at £0 per unit (re	profit: (20%) in: 50 units p.a g gain at 50%	H) dph.
	40% Affo 100 (Social F	rdable Hou	ısing		40% Affo 100 (Social I	rdable Hou	sing		40% Affe 100 (Social	ordable Hou	ısing		40% Affo 100 (Social	ordable Hou	ısing		40% Affor 100 (Social F	rdable Hou	sing
TEST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST		TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 36%	MIDDLE 30%	UP 26%
011 1012	**	**	**	2011	**	**		2011	**	**	**	2011 2012	**	**	**	2011 2012	37% 41%	30% 32%	26% 28%
1012		**		2012		**		2012		**		2012		**		2012	41%	32%	28%
014 1015	**	**	**	2014	**	**		2014		**	**	2014 2015	**	**	**	2014 2015	42% 50%	33% 38%	28% 31%
1016	4)	**		2016	4)	**		2016	A)	**	**	2016	1.	**	**	2016	49%	37%	31%
017	A)	**	**	2017	* >	**	**	2017	* >	**	**	2017	4.4	**	**	2017	46%	37%	30%
018 019	**	**	**	2018	**	**		2018	**	**	**	2018 2019	**	**	**	2018	44% 41%	36% 34%	29% 28%
1020	**	**	**	2020	**	**	* *	2020		**	**	2020		**	**	2020	40%	33%	27%
021 022	**	**	**	2021	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	37% 35%	32% 31%	26% 25%
1023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	34%	30%	24%
024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	33%	29%	24% 24%
025 026	**	**	**	2025 2026	**	**	**	2025 2026		**	**	2025 2026	**	**	**	2025 2026	32% 32%	29% 29%	24%
0.	5 dwellin 25 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.	es) PH) dph. a.	C	dwelling 1.25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.:	PH) dph.		bsidy at £0 per u Sustai 409 0:100 (S Valu dwellin 0.25 Hectare Gross Absorpt	hability at £1800 Affordable Hocial Rent to Inte Area: One gs (5 House site @(20 D profit: (20%) lon: 50 units p	per unit (interme per unit pusing ermediate) s s) PH) dph.		dwellin 0.25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph. a.	(dwelling 0.25 Hectare s Gross Absorptio	profit: (20%) n: 50 units p.a	
Subsic	y at £0 per unit (Sustainabilit	g gain at 2009 rent) & £0 per u y at £1800 pe rdable Hou	nit (intermediate r unit	e) Subsi	dy at £0 per unit (Sustainabilit	g gain at 200% rent) & £0 per ur y at £1800 per rdable Hou	it (intermediate unit	e) Subs	idy at £0 per unit Sustainabili	ig gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate) r unit	Subsi	dy at £0 per unit Sustainabili	g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate) r unit	Subsic	ly at £0 per unit (re Sustainability	gain at 200% ent) & £0 per un y at £1800 per rdable Hou	unit
O:	100 (Social F	Rent to Inte	rmediate)	U:	100 (Social I	Rent to Inter	mediate)		100 (Social 5 SHEET 1	Rent to Inte	rmediate)	0: TEST	100 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	: 100 (Social R	tent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	4		TION TO AFFOR MIDDLE	DABLE
010	**		**	2010	^ ^		* *	2010	^ ^	**	**	2010	+ ++	* *	^^	2010	37%	30% 30%	26%
011 012	**	**	**	2011	**	**	**	2011	**	**	**	2011 2012	**	**	**	2011	37% 42%	30%	26% 28%
013 014	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	**	**	**	2013 2014	42% 42%	33%	28% 28%
015	*)	**	**	2015	* >	**	**	2015	* >	**	**	2015	1.	**	**	2015	51%	38%	32%
016 017	A)	**	**	2016	A P	**	**	2016 2017	A >	**	**	2016 2017	1 *	**	**	2016 2017	50% 48%	38%	31% 30%
018	* >	**		2018	* >	**	**	2018	. >	**	**	2018	A)		**	2018	45%	36%	29%
019 020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	42% 40%	35% 33%	28% 27%
021 022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	38% 36%	32% 31%	26% 25%
023	**	**	**	2023	**	**	**	2023	* *	**	**	2023	**	**	**	2023	34%	30%	24%
024 025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	33% 32%	29% 29%	24% 24%
026	**	**	**	2026	**	**		2026	**	alue Area: (**	2026	**	**	**	2026	32%	29%	24%
		Area: One				Area: One		Sul	0.25 He Ab: Pi bsidy at E0 per u Sustail 409 0:100 (S	Affordable H ocial Rent to In e Area: One	DPH) dph. %) s p.a. 00% eer unit (interme per unit pusing eermediate)	ediate)		a Area: One			Value	Area: One	
Subsidy	25 Hectare : Gross Absorption Planning at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe y at £1800 pe erdable Hou	PH) dph. a. 6 r unit (intermedial r unit	e) Subsidy	Gross Absorption Planning at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediat unit sing	e) Subsid	0.25 Hectare Gross Absorpt Plannir y at £48500 per unit Sustainabili	is profit: (20%) ion: 50 units p ig gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	PH) dph. a. b b c unit (intermediate) r unit unit) Subsidy	0.25 Hectare Gross Absorpti Plannir v at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 po ty at £1800 pe ordable Hou	PH) dph. a. 6 r unit (intermediate r unit using) Subsid	O.25 Hectare s Gross Absorptio Planning y at £48500 per unit (Sustainability	profit: (20%) in: 50 units p.a gain at 100% rent) & £26000 per y at £1800 per rdable Hou	'H) dph. unit (intermedia unit
TEST 6	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN A A	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 28%	MIDDLE 24%	UP 21%
011 012	**	**	**	2011	**	**		2011	**	**	**	2011 2012	**	**	**	2011 2012	28% 32%	24% 26%	21%
013	**	**	**	2013	**	**	**	2013	**	**	**	2013			**	2013	32%	26%	23%
014 015	**	**	**	2014	**	**	**	2014 2015	**	**	**	2014 2015	**	**	**	2014 2015	32% 40%	27% 32%	23% 26%
016 017	.)	**	**	2016 2017	A)	**	**	2016 2017	.)	**	**	2016 2017	4)	**	**	2016 2017	39% 38%	31% 31%	26% 25%
018	* *	**	**	2018	* *	**		2018	* *	**	**	2018	* *	**	**	2018	36%	30%	25%
019 020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	34% 33%	29% 28%	24% 23%
021	**	**	**	2021	**	**	**	2021		**	**	2021		**	**	2021	31%	27%	22%
023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2023	29% 28%	25%	21%
024 025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	27% 27%	25% 24%	21% 21%
026		- ::	**	2026		- ::	**	2026	**	alue Area: 0	**	2026			- ::	2026	27%	24%	21%
								Subsidy	5 c 0.25 He 0.25 He Ab: Pl at £48500 per u Sustai 409	twellings (5 Hou ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at 1	ses) DPH) dph. %) s p.a. 00% Doo per unit (int pursing	ermedi	ate)						

	5 dwellin 25 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. curit (intermediate		dwelling .25 Hectare Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. a. unit (intermediat		dwellin 0.25 Hectare Gross Absorpt Plannir v at £25000 per unit Sustainabili	gs (5 Houses site @(20 D profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £22000 by at £1800 per prdable Hou	e) PH) dph. a. · unit (intermediate) · unit		dwelling 0.25 Hectare Gross Absorpti Planning of £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	s) PH) dph. a. f unit (intermediate or unit)		dwelling 0.25 Hectare s Gross Absorptio Planning y at £25000 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100%	H) dph. unit (intermediate) unit
	100 (Social F	Rent to Inter	mediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 7 SHEET 1	Rent to Inter	mediate)		100 (Social 7 SHEET 1	Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010 2011	29% 29%	25% 25%	22% 22%
2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	33% 34%	27% 27%	24% 24%
2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	**	**	**	2014	34%	28%	24%
2016	A)	**	**	2016	<u> </u>	**	**	2016	A)	**	**	2016	A)	**	**	2016	42% 41%	33% 32%	27% 27%
2017 2018	*)	**	**	2017 2018	44	**	**	2017	* *	**	**	2017 2018	* *	**	**	2017 2018	39% 37%	32% 31%	26% 25%
2019 2020	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	35% 34%	29% 28%	24% 24%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	32% 30%	28%	23%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	29%	26%	22%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	28% 28%	25% 25%	21% 21%
2026	**	**	**	2026	**	**	**	2026	^ ^ V:	alue Area: C	ne ^ ^	2026	**	**	**	2026	27%	25%	21%
Subsidy	Subsidy at E2000 per unit pa. Value Area: One Value Are															H) dph unit (intermediate) unit			
			mediatey				mediatey				mediatey				mediatey		8 SHEET 1		
2010	DOWN		UP	2010	DOWN	MIDDLE		2010		MIDDLE	UP	2010			UP	2010	DOWN	MIDDLE	UP 22%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	29%	24%	22%
2012 2013	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	**	2012 2013	33% 33%	27% 27%	23% 24%
2014 2015	**	**	**	2014 2015	4.1	**	**	2014	4.4	**	**	2014 2015		**	**	2014	33% 41%	27% 32%	24% 27%
2016	* >	**	**	2016	* >	**	**	2016		**	**	2016	* >	**		2016	40%	32%	26%
2017 2018	*)	**	**	2017 2018	**	**	**	2017	* *	**	**	2017 2018	* *	**	**	2017 2018	38% 36%	31% 30%	26% 25%
2019 2020	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	34% 33%	29% 28%	24%
2021 2022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	31% 30%	27% 26%	23% 22%
2023	**	**	**	2023		**	**	2023	**	**	**	2023		**	**	2023	29%	25%	21%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	28% 27%	25% 25%	21% 21%
2026	**	**	**	2026	**	**	**	2026	0.25 He	alue Area: (lwellings (5 House ctare site @(20 Gross profit: (20	ies) DPH) dph. %)	2026	**	**	**	2026	27%	25%	21%
								Subsidy	PI at E36000 per u Sustai 40 9	corption: 50 unit anning gain at 1 nit (rent) & E24 nability at £1800 5 Affordable Ho ocial Rent to Int	00% 000 per unit (int per unit ousing	ermedia	ate)						
	0 dv 0 site Gro	vellings (0) e @(0) dph. ess profit: 0 sorption: 0			dw 0 site Gro	ellings (0) ellings (0) ellings (0) ellings (0) ellings (0) sorption: 0			dv 0 sit Gr	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw 0 site Gro	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0			dw 0 site Gro	ellings (0) ellings (0) el@(0) dph. ss profit: 0 corption: 0	
	Plannii Su	ng gain at 0% ibsidy at 0			Planni Su	ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0			Planni Su	ng gain at 0% ubsidy at 0			Plannir Su	ng gain at 0% bsidy at 0	
	Susta	inability at 0	sing		Susta	inability at 0	sing		Sust	ainability at 0 rdable Hou	sing		Susta	ainability at 0 rdable Hou	sing			inability at 0 dable Hous	ing
TEST	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDUC	MIDDLE	DABLE UP
0	- 1	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-		0			-	0	=	=		0	0%	0%	0%
0		-	-	0	= =		=	0	=	-		0	=	=		0	0%	0%	0%
0	-		-	0	-	-		0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0		-	-	0	-	-	=	0	-	-	-	0		-		0	0% 0%	0% 0%	0% 0%
0			-	0	-	-	-	0	-		-	0	-	-		0	0% 0%	0% 0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	- :	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
										Value Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0			<u> </u>		<u></u>				
										Subsidy at 0 Sustainability at Affordable Ho 0									

TEST :	O dv O site Gro Ab Planni Su Susta	ie Area: 0 rellings (0) dellings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannli Su Susta	ie Area: 0 Billings (0) Bill	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Gn Ab Plann Si Sust	ue Ārea: 0 ue llings (0) e @(0) dph. sos profit: 0 sos profit: 0 sos profit: 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	ue Area: 0 refilings (0) dph. sss profit: 0 sosption: 0 sosption: 0 sosption: 0 refile dpi. sosption: 0 refile dpi. sosption: 0 PDL MIDDLE	UP	TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ie Area: 0 ellilings (0) ellililings (0) ellilings (0) ellililings (0) ellilings (0) ellililings (0) ellilings (0) ellililings (0) ellilings (0) e	-
0	-		-	0 0	-		-	0 0 0	F 0%	Jalue Area: 0 dwellings (0) 0 site @(0) dpi Gross profit: 0 Absorption: 0 flanning gain at to Subsidy at 0 Sustainability at Affordable Ho 0 e Area: One	0 using	0 0 0	-	e Area: One	-	0 0	0% 0% 0%	0% 0% 0%	0% 0% 0%
Subsic O:	100) PH) dph. it (intermediate) unit sing			
TEST			r	TEST			1	TEST				TEST				TEST	REDUC		
2010	**	NN MODLE UP															36%	29%	UP 26%
2011 2012	**																36% 41%	29% 32%	26% 28%
2012	**	A															41%	32%	28%
2014	**																41%	33%	28%
2015 2016	* >																50% 48%	38% 37%	31% 31%
2017		2016															46%	37%	30%
2018 2019	.,																44%	35% 34%	29% 28%
2019 2020	**	*															41% 39%	34% 33%	28% 27%
2021	**	-															37%	32%	26%
2022	A															30%	25%		
2023	- 2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2018 - 2019 -																24%		
2025	0															23%			
2026	222															23%			
	5 dwellin .25 Hectare Gross Absorpti	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a.		dwelling .25 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph.	C	0.25 He (Abs Pi bosidy at E0 per u Sustal 40% 0:100 (\$\$ Valu dwellin 0.25 Hectare Gross Absorpt Plannir	Inveilings (5 Houncetare site @(20) Gross profit: (20) Gross profit: (DPH) dph. 36) s p.a. 30% er unit (interme per unit susing ermediate) 5) PH) dph. a. bit (intermediate)	0	dwelling 25 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a. 6		dwelling 0.25 Hectare s Gross Absorptio Planning by at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un) PH) dph. i. it (intermediate)
Juusio	Sustainab	rent) & E0 per un lity at £0 per u rdable Hou	ınit	Jubsi	Sustainabi	lity at £0 per un rdable Hou	nit	., Julis	Sustainab	illity at £0 per u	ınit	Jausii	Sustainab	llity at £0 per u ordable Hou	unit	Dieuwo	Sustainabi	lity at £0 per un rdable Hou	nit
	100 (Social I				100 (Social F				100 (Social	Rent to Inte	mediate)		100 (Social				:100 (Social F	Rent to Inter	mediate)
TEST	12 SHEET 1	GREENFIELD		TEST	12 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1	CTION TO AFFOR	DARI F
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010	36% 36%	29% 29%	26% 26%
2011	**	**		2011	**	**		2011	**		**	2011	**	**	**	2011	36% 40%	29% 32%	26% 28%
2013	**	**	••	2013	**	**	••	2013	**	••	**	2013	**	**	**	2013	41%	32%	28%
2014 2015	4.4	**	**	2014 2015	**	**		2014	**	**	**	2014 2015	4.*	**	**	2014 2015	41% 50%	33% 37%	28% 31%
2016	* >	**	**	2016	A)	**		2016	A)		**	2016	1+	**		2016	48%	37%	31%
2017	A >	**	**	2017	A }	**	**	2017	* >	**	**	2017	A >	**	**	2017	46%	37%	30%
2018	* >	**	**	2018	*)	**	**	2018	* >	**	**	2018	* >	**	**	2018	43%	35%	29%
2019 2020	**	**	**	2019 2020	**	**		2019	**	**	**	2019	**	**	**	2019	41% 39%	34% 33%	28% 27%
2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	**	**	**	2021	37%	31%	26%
2022	**	**		2022	**	**		2022	**	**	**	2022	**	**	**	2022	35%	30%	25%
2023	**	**	**	2023	**	**		2023	**	**	**	2023	**	**	**	2023	33% 32%	29% 29%	24%
2024	**	**		2024	**	**		2024	**	**	**	2024	**	**	**	2024	32%	29%	24%
2026	**	**		2026	**	**		2026	**	alue Area: C	**	2026	**	**	**	2026	31%	28%	23%
								Sul	5 c 0.25 He (Abs Pli osidy at £0 per u Sust 40%	wellings (5 Hour ctare site @ (20 Gross profit: (20 corption: 50 unit anning gain at 11 unit (rent) & E0 p ainability at E0 p 5 Affordable Ho ocial Rent to Int	ies) DPH) dph. %) s p.a. 10% er unit (interme er unit	diate)							

Subsid	5 dwellin .25 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate r unit) Subsi	dwelling 0.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 40% Affo 00:0 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per uity at £1800 per prdable Hou	PH) dph. a. it (intermediate unit	e) Subs	dwellin 0.25 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe 00:0 (Social	gs (5 House: gs (5 House: site @(20 D : profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe brdable Hou Rent to Inte	s) PH) dph. a. 6 nit (intermediate) r unit using	Subsit	dwelling 25 Hectare Gross Absorpti Planning dy at £0 per unit	profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	s) IPH) dph. .a6 Init (intermedialer unit	ite) Subsid	dwelling 0.25 Hectare Gross Absorptic Planning y at £0 per unit (r Sustainabilit 40% Affo 00:0 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	PH) dph. a. it (intermediate) unit sing
IEST	13 SHEET 1	GREENFIELD		IESI	13 SHEET 1	INDUSTRIAL1		IESI	13 SHEET 1	INDUSTRIAL2		IESI	13 SHEET 1	PDL		IESI	13 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 68%	MIDDLE 59%	UP 54%
2011	1+	**	**	2011	A >		**	2011	A >	**	**	2011	• •	()	**	2011	68%	59%	55%
2012 2013	1 *	A P	4.)	2012	A >	A >	4)	2012	1 *	4)	A }	2012 2013	**	1 *	4)	2012	75% 76%	63% 64%	58% 58%
2014	**	A }	A >	2014	A)		* >	2014		* >	* >	2014	**	4 🕶	A)	2014	76%	65%	58%
2015 2016		(*	A >	2015	**	A)	4)	2015	**	A)	A)	2015 2016		**	(*	2015	90%	72%	63% 63%
2017	• •		A)	2017	4.4	A)	* >	2017	* *	A)	A >	2017	• •	**	4.4	2017	84%	71%	61%
2018 2019	**	A P	4.)	2018	A }	A)	4)	2018	4 ¥	4)	A }	2018 2019	**	**	(v	2018	81%	69% 67%	60% 59%
2020	1.	A F	A)	2020	A >	* >		2020	A)	A >	A >	2020	• •	1.	A >	2020	74%	66%	58%
2021 2022	4.4	* *	* *	2021	A)	* *	*)	2021	A >	**	* *	2021 2022	**	1.	*)	2021	72% 69%	64% 62%	56% 55%
2023	A >	**	**	2023	A >	**	**	2023	A)	**	**	2023	4.4	()		2023	67%	61%	54%
2024 2025	A)	**	**	2024	A }	**	**	2024	A >	**	**	2024 2025	4 *	()	**	2024	65%	60%	53% 53%
2026	*	**	**	2026	A P	**	**	2026	*)	alue Area: (**	2026	1+	- + + + + + + + + + + + + + + + + + + +		2026	64%	60%	53%
0.	5 dwellin .25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.	s) PH) dph. a.	C	dwelling 1.25 Hectare Gross Absorpti	profit: (20%) on: 50 units p.) PH) dph. a.		Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt Absorpt	Affordable He ocial Rent to Intelle Area: One gs (5 House: site @(20 D profit: (20%) lon: 50 units p.	s p.a. 00% 00% 0 per unit (interme) 0 per unit busing termediate) 0 s) PH) dph.		dwellin 25 Hectare Gross Absorpti	profit: (20%) ion: 50 units p	s) PH) dph. .a.	C	dwelling 0.25 Hectare : Gross Absorptio	profit: (20%) on: 50 units p.a	PH) dph.
O:	dy at £0 per unit	y at £1800 per ordable Hou	nit (intermediate r unit ising	0:	dy at £0 per unit :	ty at £1800 per ordable Hou	nit (intermediate unit ising	0	dy at £0 per unit Sustainabili 40% Affe	ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	nit (intermediate) r unit using	0:	dv at £0 per unit	ty at £1800 pe ordable Ho	init (intermedia er unit using	0:	v at £0 per unit (r	ty at £1800 per ordable Hou	it (intermediate) unit sing
1231		GREENFIELD				INDUSTRIAL1		ILSI		INDUSTRIAL2		1231		PDL		IESI	REDUC	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 86%	MIDDLE 71%	UP 64%
2011	* *	* >		2011	* *	.,	. >	2011	* *	.,	A >	2011	* *	**	٠,٠	2011	87%	72%	65%
2012 2013	**	(*	A >	2012	**	A)	A)	2012	**	A)	A F	2012 2013	**	**	(*	2012	95% 96%	77%	68% 69%
2014 2015	**	(+		2014	••		* >	2014	* *	*>	A)	2014 2015	**	**	(*	2014	97%	78%	69%
2016	• • •	**	4+	2016	**	(*	4)	2016	**	**	A >	2016		**		2016	113%	88%	75%
2017 2018	• •	* *	A)	2017	• •	4 *	4)	2017	* *	1.4	A)	2017 2018	* *	• •	1 *	2017	106%	85%	72% 70%
2019		**	4)	2019	**	4)	4)	2019	**	1.	4)	2019		**	1.	2019	95%	80%	68%
2020 2021	**	(*	A)	2020 2021	1.4	A)	4)	2020	* *	A)	A):	2020 2021	* *		(+	2020	90%	77%	66% 64%
2022	**	(*	A)	2022	4)	4)	4)	2022	4.*	4)	4)	2022	**	**	A)	2022	82%	73%	62%
2023 2024	1 *	A)	A)	2023	A }	A)	4)	2023	A)	4)	A):	2023 2024	••	••	A)	2023 2024	79%	71% 70%	61% 60%
2025 2026	1+	4.)	4.)	2025	A)	.,	4)	2025	4.)	4)	4.)	2024 2025 2026	**	**	A >	2025	76%	69%	60%
							'	Sul	5 c 0.25 He 0.25 He Ab: Pl psidy at £0 per u Sustai 409	alue Area: (alue	ses) DPH) dph. %) s p.a. 00% per unit (interme) per unit	ediate)							
		ue Area: 0			Valu	ue Area: 0 rellings (0)				ue Area: 0 vellings (0)				ue Area: 0				ue Area: 0 rellings (0)	
	O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 rdable Hour 0	sing		O site Gre Ab Planni Su Susta	e @(0) dph. e @(0) dph. oss profit: 0 osorption: 0 ong gain at 0% ubsidy at 0 rdable Hous	sing		O sit Gr Al Plann S Sust	e @(0) dph. oss profit: 0 oss profit: 0 ossprotion: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing		O site Gro Ab Planni Su Susta	vellings (0) e @(0) dph. oss profit: 0 isorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0			O site Gro Ab: Plannii Su Susta	e @(0) dph. e @(0) dph. osorption: 0 ng gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0	sing
TEST 1	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	- - - -	-	-	0	-	-	-	0	- - - -	-	-	0 0 0	- - - -	- - - -		0	0% 0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
ō				0				0				0				o	0%	0%	0%
0		-	-	0	- :	-	-	0		-	-	0		- :	-	0	0%	0%	0% 0%
0				0				0	-			0				0	0%	0%	0%
0				0	-			0				0				0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-		-	0	-	-		0	0%	0%	0% 0%
0	-	-	-	0		-	-	0	-	-	-	0		-		0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho) n. 0 0%								

Subsid	5 dwellin 25 Hectare Gross Absorpti Plannin ly at £0 per unit of Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit	Subsi	dwelling .25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.; g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. it (intermediate unit	e) Subs	dwellin 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (25%) ion: 50 units p. ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Hou	S) PH) dph. a. bit (intermediate) r unit	Subsi 0:	dwelling 0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. 6 init (intermediate) r unit using	Subsid	dwelling 0.25 Hectare's Gross Absorptic Planning y at E0 per unit (re Sustainability 40% Affor :100 (Social R	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit sing mediate)
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	4)	**	**	2010	37% 37%	29% 29%	25% 25%
2012	* >	**	**	2012	* >	**	**	2012	A >	**	**	2012	4 🕶	**	**	2012	42%	31%	27%
2013 2014	A)	**	**	2013	*>	**	**	2013	* >	**	**	2013 2014	4 =	**	**	2013	43% 43%	31% 32%	27% 27%
2015	* >	**	**	2015	A 3		**	2015	* }	**	**	2015		**	**	2015	52%	38%	31%
2016 2017	* *	**	**	2016 2017	*>	**	**	2016 2017	* >	**	**	2016 2017	4+	**	**	2016 2017	50% 48%	38% 36%	30% 29%
2018		**	**	2018	4)		**	2018	A >	**		2018	1.		**	2018	45%	36%	28%
2019	A >	**	**	2019	A)	**	**	2019	* >	**	**	2019	A >	**	**	2019	42%	34%	27%
2020 2021	4.7	**	**	2020	**		**	2020	**	**	**	2020 2021	**	**	**	2020	39% 38%	32% 31%	26% 25%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	35%	30%	24%
2023 2024	**	**	**	2023	**		**	2023 2024	**	**	**	2023 2024	**	**	**	2023	33% 32%	29% 28%	23% 23%
2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	32% 31%	28% 28%	22% 22%
	Volum	Aran Ope			Value	Aron One			5 c 0.25 He 4 Ab: Pl bsidy at £0 per u Sustai 409 0:100 (S	nability at £1800 6 Affordable He social Rent to Int	pes) DPH) dph. %) s p.a. DO% per unit (interme per unit pussing ermediate)	diate)	Volum	Aran Ope			Value	Area One	
	5 dwellin 25 Hectare Gross Absorpti	on: 50 units p. g gain at 100%	s) PH) dph. a.		dwelling .25 Hectare s Gross Absorptio	n: 50 units p.: gain at 100%) PH) dph. a.		dwellin 0.25 Hectare Gross Absorpt	s profit: (17%) ion: 50 units p. ng gain at 1009	s) PH) dph. a.		dwelling 0.25 Hectare Gross Absorpti Plannin	on: 50 units p. g gain at 1009	s) PH) dph. a. 6		dwelling 0.25 Hectare s Gross Absorptio	n: 50 units p.a gain at 100%	i.
Juusio	Sustainabilit	y at £1800 per ordable Hou	unit	Jubsi	Sustainabilit	y at £1800 per rdable Hou	unit	-, Juds	Sustainabili	ty at £1800 pe ordable Hou	unit	Juosi	Sustainabili	ty at £1800 pe ordable Hou	r unit	, Joseph Control of the Control of t	Sustainability	y at £1800 per rdable Hou	unit
0:	40% Affo 100 (Social I			0:	100 (Social F	rdable Hou Rent to Inter	mediate)	0	40% Affe 100 (Social			0:	40% Affo 100 (Social	Rent to Inte	rmediate)	0	40% Affor 100 (Social R		
TEST 1	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUCTOUS 4		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST	17 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	MIDDLE	UP	j	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	2010 2010 2010 2010 2010 2010 2011															36% 37%	30% 30%	26% 27%
2012	**																41%	33%	28%
2013 2014																	41% 42%	33% 33%	29% 29%
2015																	50%	38%	32%
2016 2017	* >																48%	38% 37%	31%
2017	**																46% 44%	36%	30% 29%
2019 2020																	41% 40%	35% 33%	28% 27%
2021																	38%	32%	27%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	36%	31%	26%
2023 2024	**	**	**	2023	**	**	**	2023 2024		**	**	2023 2024	**	**	**	2023	34% 33%	30% 29%	25% 24%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	33% 32%	29% 29%	24% 24%
	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hou	sing		dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	sing	Sul	0.25 He Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab Ab	twellings (5 Hou- ctare site @(20 Gross profit: (17 scorption: 50 unit anning gain at 1 unit (rent) & E0 6 Affordable Hi cocial Rent to Int ue Area: 0 vellings (0) e @(0) dph. ing gain at 0 ubsidy at 0 alnability at 0 unit (rent) & 10 unit (ren	DPH) dph. %) s p.a. 50% er unit (intermel per unit vusting ermediate)	diate)	dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		dwi O site Gros Abs Plannin Sul Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0 ig gain at 0% bsidy at 0 inability at 0 dable Hous	ing
		0				0	•			0				0				0	,
IEST 1	18 SHEET 1	GREENFIELD		IEST	18 SHEET 1	INDUSTRIAL1		IEST	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST	18 SHEET 1 REDUC	CTION TO AFFOR	DABLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0				0				0				0				0	0%	0%	0%
0	-	-	_	0	-	_	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0				0				o				o				o	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0				0				o				0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0	-			0	-		-	0		-		0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpi Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: O	0 site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0				0 0% 0% 0%
0	0	0 -	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
	0		ŏ	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	·	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0	Planning gain at 0% Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	0 TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
		,		0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
	0	0	0	0 0% 0%
	0	0	0	0 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0		0	0	0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0		

Figure 89 - Sensitivity Testing

ubsidy	5 dwellin 14 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	gs (5 Houses site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per rdable Hou Rent to Inter	S) PH) dph. a. it (intermediate) unit unit) Subsi	5 dwellin .14 Hectare .Gross Absorptic .Plannin .dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.; g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	S) PH) dph. a. iit (intermediate unit sing) Subs	5 dwellir 0.14 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	s) PH) dph. a. bill (intermediate) r unit	Subsi	5 dwellin 0.14 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. init (intermediate r unit	e) Subsid	5 dwellin 0.14 Hectare Gross Absorpti Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	S) PH) dph. a. it (intermediunit sing
	SHEET 1		mediate)		1 SHEET 1		mediate)		1 SHEET 1		mediate)		1 SHEET 1	Rent to Inte	rmediate)		1 SHEET 1	Rent to inter	mediate)
Г	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
10	**	**	**	2010	**	**	**	2010		**	* *	2010	* *	**	**	2010	42%	33%	29%
11	**	**	**	2011 2012	**	**	**	2011	**	**	**	2011 2012	**	**	**	2011	43% 48%	34% 37%	29% 32%
13	**	**	**	2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	48%	37%	32%
14	4.1	**	**	2014 2015	**	**	**	2014	**	**	**	2014 2015		**	**	2014	49% 57%	38% 44%	32% 37%
16	* >	**	**	2016	A >	**	**	2016	* >			2016	A)	**	**	2016	56%	44%	36%
17	*)	**	**	2017 2018	*>	**	**	2017	* >	**	**	2017 2018	*)	**	**	2017	54% 51%	43% 42%	35% 33%
19	**	**	**	2019		**	**	2019	**	**	**	2019	**	**	**	2019	49%	40%	32%
20	**	**	**	2020 2021	**	**	**	2020	**	**	**	2020 2021	**	**	**	2020	46% 44%	38% 37%	31% 30%
22	**	**	**	2021		**	**	2021	**			2021				2021	41%	35%	28%
23	* *	**	**	2023 2024	**	**	**	2023	**	**	**	2023	**	**	**	2023	39%	34%	27%
24	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	38% 37%	33% 33%	27% 26%
26	**	**	**	2026	**	**	**	2026	**	alue Area: C	**	2026	**	**	**	2026	37%	33%	26%
	5 dwellin 14 Hectare : Gross Absorptio Planning y at £0 per unit (Sustainabilit	gs (5 Houses gs (5 Houses site @(35 Di- profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un y at £1800 per rdable Hou	PH) dph. a. it (intermediate)		5 dwellin .14 Hectare Gross Absorption Planning dy at £0 per unit i Sustainabilit	profit: (20%) on: 30 units p.: g gain at 100%	PH) dph. a. iit (intermediate unit		0:100 (S Valui 5 dwellir 0.14 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	profit: (20%) ion: 30 units p. ig gain at 100%	ermediate) S) PH) dph. a. bi init (intermediate)		5 dwellin 1.14 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 30 units p. g gain at 1009	es) PH) dph. a. 6 nit (intermediate		5 dwellin J.14 Hectare Gross Absorptic Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100%	PH) dph. it (intermed unit
	100 (Social F	Rent to Inter			100 (Social I	Rent to Inter	mediate)		100 (Social			0:	100 (Social I	Rent to Inte	rmediate)	0	: 100 (Social I	Rent to Inter	mediate)
ST 2	SHEET 1	GREENFIELD		TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST	2 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
10	**	**		2010	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010	42% 43%	33% 34%	29% 29%
2	**	**	**	2012	**	**	**	2012	**	**	**	2012	**	**	**	2012	48%	37%	32%
13	**	**	**	2013	**	**	**	2013	**	**	**	2013 2014	**	**	**	2013	48% 49%	37% 38%	32% 32%
15	* >	**	**	2015	* >	**	**	2015	* >	**	**	2015	A)	**	**	2015	57%	44%	37%
16	A)	**	**	2016 2017	A)	**	**	2016	A)	**	**	2016 2017	4)	**	**	2016 2017	56% 54%	44% 43%	36% 35%
8	4)		**	2018	<u> </u>	**	**	2018	4)			2018	4)			2018	51%	42%	33%
9	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019	49% 46%	40% 38%	32% 31%
10	**	**	**	2021		**	**	2020	**			2020				2020	44%	37%	30%
12	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	41% 39%	35% 34%	28%
24	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	39%	34%	27% 27%
5	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	37%	33%	26%
6	**	**		2026	**	**	**	2026	Va Va	alue Area: C	ne ^ ^	2026	**	**	**	2026	37%	33%	26%
bsidy	5 dwellin 14 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	s Area: One gs (5 Houses site @(35 DF profit: (20%) on: 70 units p.a frent) & £0 per un y at £1800 per ry at £1800 per dent to Inter	S) PH) dph. a. bit (intermediate) unit) Subsi	5 dwellin .14 Hectare .Gross Absorptio .Plannin .dy at £0 per unit i .Sustainabilit	profit: (20%) on: 70 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. iit (intermediate unit sing	() Subs	Abs per usustain 40% 0:100 (S Valur 5 dwellir 0.14 Hectare Gross Absorpti Plannir ddy at £0 per unit Sustainabili	nability at £1800 Affordable Ho cocial Rent to Inte A Fea: One ngs (5 House site @(35 D ip profit: (20%) ion: 70 units p. ng gain at 100% (rent) & £0 per u ty at £1800 per brodable Hou	s p.a. 00% ere unit (interme per unit using remediate) s) PH) dph. a. b. c. c. di (intermediate) unit sisinq	C	5 dwellin 0.14 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. init (intermediate r unit using	s) Subsid	5 dwellin 0.14 Hectare Gross Absorptic Plannin y at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un y at £1800 per erdable Hou	S) PH) dph. a. it (interme unit sing
	SHEET 1	GREENFIELD			3 SHEET 1	INDUSTRIAL1			3 SHEET 1				3 SHEET 1	PDL		TEST	3 SHEET 1		
Ę	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 33%	UP
0	**	**	**	2010 2011	**	**	**	2010	**		**	2010 2011	**		**	2010 2011	42% 43%	34%	29% 29%
2	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	**	2012	48% 48%	37% 37%	32% 32%
4	**	**	**	2014	**	**	**	2014	**	**	**	2014 2015	**	**	**	2014	49%	38% 44%	32%
6	* >	**	**	2016	A)	**	**	2016	A P	**	**	2016	4)	**	**	2016	57% 56%	44%	36%
7	A)	**	**	2017 2018	A)	**	**	2017 2018	A)	**	**	2017 2018	4)	**	**	2017	54% 51%	43% 42%	35% 33%
9	**	**	**	2019		**		2019	**	**	**	2019	**	**		2019	49%	40%	32%
10	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	**	**	**	2020 2021	46% 44%	38% 37%	31% 30%
2	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022	41% 39%	35% 34%	28% 27%
4	**	**	**	2024		**	**	2024	**	**	**	2024		**	**	2024	38%	33%	27%
5 6	**	**		2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	37% 37%	33% 33%	26% 26%
								Sul	5 o 0.14 He (0 Abs Plosidy at E0 per u Sustain 40%	alue Area: (wellings (5 House ctare site @ (35 gross profit: (20 corption: 70 unit anning gain at 11 unit (rent) & £0 p. 6 Affordable Ho ocial Rent to Int	ies) DPH) dph. %) s p.a. DO% eer unit (interme per unit	ediate)							

## Common Service Com		5 dwellin 14 Hectare : Gross Absorptic Plannin y at £0 per unit (profit: (20%) on: 50 units p. ig gain at 50%	PH) dph. a. nit (intermediate		dwelling .14 Hectare : Gross Absorptio Plannin dy at £0 per unit (profit: (20%) on: 50 units p.a g gain at 50%	PH) dph. a. ait (intermediate		dwellin 0.14 Hectare Gross Absorpt Planni idy at £0 per unit	profit: (20%) ion: 50 units p. ng gain at 50%	S) PH) dph. a. nit (intermediate)		dwelling .14 Hectare Gross Absorpti Planning dy at £0 per unit	profit: (20%) on: 50 units p. ng gain at 50%	S) PH) dph. a. nit (intermediate)		dwelling 0.14 Hectare s Gross p Absorptio Planning dy at £0 per unit (re	profit: (20%) n: 50 units p.a g gain at 50%	H) dph.
Company Comp		40% Affo 100 (Social F	rdable Hou	ısing		40% Affo 100 (Social F	rdable Hou	sing		40% Affe 100 (Social	ordable Hou	ısing		40% Affo 100 (Social	ordable Hou	ısing		40% Affor 100 (Social R	rdable Hous	sing
1	EST 4				TEST				TEST				TEST				TEST	REDUC		
1	010	DOWN													MIDDLE				34%	29%
10 1 1 1 1 1 1 1 1 1	011																			
	013	**		**	2013	**	**	**	2013	**	**		2013	**	**	**	2013	48%	37%	32%
The color The	014																			
	016																			
1	017																			
The content of the	018 019																			
1	020	**					**	* *				**		**						31%
1																				
Section Company Comp	023	**	**	**	2023		**		2023		**		2023	**			2023	39%	34%	27%
Value Area: One																				
Securing (1 House) Securin	026										**									
Sustangelity at E1000 per unit of 1000 (Social Rent to Intermediate)		5 dwellin 14 Hectare : Gross Absorption	gs (5 House site @(35 Di profit: (20%) on: 50 units p. g gain at 200%	s) PH) dph. a.		dwelling 14 Hectare : Gross Absorptio Planning	gs (5 Houses site @(35 DF profit: (20%) on: 50 units p.: g gain at 200%	PH) dph.	(bsidy at E0 per u Sustai 40% 0:100 (S Valu dwellin 0.14 Hectare Gross Absorpt Plannir	init (rent) & E0 pashility at £1800 is Affordable Hisocial Rent to Interest One gs (5 House: site @(35 D is profit: (20%) ion: 50 units p. ing gain at 2009	per unit (interme i) per unit susing ermediate) 5 5) PH) dph.	o	dwelling .14 Hectare Gross Absorpti Planning dy at £0 per unit	gs (5 House: site @(35 D profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u	S) PH) dph. a. 6 nit (intermediate)		dwelling 0.14 Hectare s Gross p Absorptio Planning	s (5 Houses site @(35 DP profit: (20%) n: 50 units p.a gain at 200%	
Test Select Test Selec		Sustainabilit 40% Affo	y at £1800 per rdable Hou	r unit Ising		Sustainabilit 40% Affo	y at £1800 per rdable Hou	unit sing		Sustainabili 40% Affe	ty at £1800 pe ordable Hou	r unit Ising		Sustainabili 40% Affo	ty at £1800 pe ordable Hou	r unit using		Sustainability 40% Affor	y at £1800 per rdable Hou:	unit s ing
	EST 5	SHEET 1			TEST	5 SHEET 1	INDUSTRIAL1						TEST	5 SHEET 1			TEST	5 SHEET 1		
	010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP
100	011	**	**	**	2011	**	**	* *	2011	**		**	2011	**	**	**	2011	43%	34%	30%
1																				
	014	* >	2013 2014 2015 2015 2015															49%	38%	32%
1		4)				4)								4)						
1	017			**			**	**				**				**				
2022	019													4)						
2022	020						**											46%		31%
	022	**	**	**	2022	**	**	* *	2022	**	**	**	2022	**	**	**	2022	42%	36%	29%
Value Area: One Value Area																				
Value Area: One Cross profit: (20%) Absorption: 50 units p.a. Planning gard Houses O.14 Hectare site (9(35 DPH) gbr. Cross profit: (20%) Absorption: 50 units p.a. Planning gard Houses O.14 Hectare site (9(35 DPH) gbr. Cross profit: (20%) Cros	025	**	**	**	2025	**	* *	**	2025	* *	**	**	2025	**	**	**	2025	38%	33%	27%
Value Area: One Value Area: One dwellings (5 Houses) 0.14 Hectare site @ (35 DPH) dph. Caross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% A									Sul	5 c 0.14 He Ab: Pl bsidy at E0 per u Sustai 409	wellings (5 Hour ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 2 init (rent) & E0 phability at E1800 & Affordable He	ses) DPH) dph. %) s p.a. D0% per unit (interme) pusing	ediate)							
Test of Sheet 1	Subsidy	5 dwellin 14 Hectare : Gross Absorptic Planning at £48500 per unit Sustainabilit 40% Affo	gs (5 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe y at £1800 per rdable Hou	S) PH) dph. a. b r unit (intermediate r unit	e) Subsidy	dwelling .14 Hectare s Gross Absorption Planning at £48500 per unit s Sustainabilit 40% Affo	gs (5 Houses site @(35 Di profit: (20%) on: 50 units p.: g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediat unit sing	e) Subsid	Valu dwellin 0.14 Hectare Gross Absorpt Plannir y at £48500 per unit Sustainabili 40% Affe	gs (5 House: gs (5 House: site @(35 D profit: (20%) ion: 50 units p. ig gain at 1000 (rent) & £26000 pe (rent) & £26000 pe bordable Hou	PH) dph. a. a. r unit (intermediate) r unit) Subsidy	dwelling .14 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili: 40% Affo	gs (5 House: site @(35 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	S) PH) dph. a. 6 r unit (intermediate r unit) Subsid	dwelling 0.14 Hectare s Gross i Absorptio Planning by at £4850 per unit (i Sustainability 40% Affor	IS (5 Houses site @(35 DP profit: (20%) In: 50 units p.a gain at 100% rent) & £26000 per y at £1800 per rdable Hou:	'H) dph. unit (intermedia) unit sing
1010	EST 6				TEST				TEST				TEST				TEST	REDUC	TION TO AFFORI	DABLE
011	010	DOWN	MIDDLE		2010				2010				2010	DOWN			2010	DOWN	MIDDLE	UP
1013	011			**	2011	**			2011			**	2011		**		2011	34%		25%
016	013	**	**	**	2013	**	**	**	2013	**	**	**	2013	**	**	**	2013	39%	31%	27%
106		**				**				**				**				48%	37%	31%
118	016		**	**	2016		**	**	2016		**	**	2016		**	**	2016	47%	37%	31%
202	018	**	**	**	2018	**	**	**	2018	* *	**	**	2018	**	**	**	2018	43%	35%	29%
021	019 020																			
222	021	**	**	**	2021		**	**	2021		**	**	2021	**	**	**	2021	37%	32%	26%
024	023				2023				2023				2023				2023	34%	29%	24%
	024 025																			
									Subsidy	5 c 0.14 He 4 Ab: Pl at £48500 per u Sustai	alue Area: (lwellings (5 Hour ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & £26 hability at £1800 6 Affordable He ocial Rent to Inf	ses) DPH) dph. %) s p.a. 00% Doo per unit (int pursing	ermedia	ste)						

	5 dwellin 14 Hectare s Gross Absorptio Planning at £25000 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. cunit (intermediate		dwelling .14 Hectare : Gross Absorptio Planning at £25000 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	PH) dph. a. unit (intermediat		dwellin 0.14 Hectare Gross Absorpt Plannir v at £25000 per unit Sustainabili	e Area: One gs (5 House: site @(35 D : profit: (20%) ion: 50 units p. ig gain at 100% (rent) & E22000 per brdable Hou	e) PH) dph. a. runit (intermediate) unit		dwelling 1.14 Hectare Gross Absorpti Planning of E25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	s) PH) dph. a. f unit (intermediate or unit)		dwelling 0.14 Hectare s Gross Absorptio Planning y at £25000 per unit () Sustainability	profit: (20%) on: 50 units p.a g gain at 100%	H) dph. unit (intermediate) unit
	100 (Social F	Rent to Inter	mediate)		100 (Social F 7 SHEET 1	Rent to Inter	mediate)		100 (Social 7 SHEET 1	Rent to Inter	rmediate)		100 (Social I	Rent to Inte	rmediate)		:100 (Social R	Rent to Inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	**	**	**	2010 2011	**	**	**	2010	**	**	**	2010 2011	**	**	**	2010 2011	35% 35%	29% 29%	25% 25%
2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	**	**	**	2012 2013	40% 40%	32% 32%	28% 28%
2014 2015	**	**	**	2014 2015	**	**	**	2014	**	**	**	2014 2015	**	**	**	2014 2015	41% 50%	33% 38%	28% 32%
2016	* >	**	**	2016	* >	**	**	2016	* >		**	2016	A >	**		2016	49%	38%	31%
2017 2018	**	**	**	2017 2018	**	**	**	2017	* >	**	**	2017 2018	**	**	**	2017 2018	47% 44%	38% 36%	30% 29%
2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	42% 40%	35% 34%	28% 27%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	38% 36%	32% 31%	26% 25%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	34%	30%	25%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	33% 33%	29% 29%	24% 24%
2026	**	**	**	2026	**	**		2026	Va Va	alue Area: C	ne ^ ^	2026		**		2026	32%	29%	24%
Subsidy a	5 dwellin 14 Hectare s Gross Absorptio Planning at £36000 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou	S) PH) dph. a. c. unit (intermediate unit) Subsidy	dwelling .14 Hectare : Gross Absorptio Planning at £36000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per rdable Hou	DH) dph. unit (intermediate unit	C (Subsidy	Sustain 40% 0:100 (S Value dwellin 0:14 Hectare Gross Absorpt Plannir y at £36000 per unit Sustainabili 40% Affe	nit (rent) & E22 nability at £1800 5 Affordable Ho cial Rent to Inte 8 Area: One gs (5 House: site @(35 D profit: (20%) ion: 50 units p. gg gain at 100% (rent) & £24000 pe by at £1800 pe profable Hou. Rent to Inter	per unit susing ermediate) PH) dph. a. b. c unit (intermediate) c unit	O Subsidy	Value dwellin 0.14 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 per ordable Hou	S) PH) dph. a. 6 r unit (intermediate r unit) Subsid	dwelling 0.14 Hectare s Gross Absorptio Planning y at £36000 per unit () Sustainability	profit: (20%) on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per rdable Hou:	H) dph unit (intermediate) unit
	SHEET 1	GREENFIELD	mediatey		8 SHEET 1	INDUSTRIAL1	mediatey		8 SHEET 1	INDUSTRIAL2	mediatey		8 SHEET 1	PDL	mediatey		8 SHEET 1	CTION TO AFFORI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 35%	MIDDLE 28%	UP 25%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	35%	28%	25%
2012 2013	**	**	**	2012 2013	**	**	**	2012	**	**	**	2012 2013	**	**	**	2012 2013	39% 40%	32% 32%	27% 27%
2014	4.)	**	**	2014 2015	4.)	**	**	2014	4.)	**	**	2014 2015		**	**	2014	40% 49%	32% 38%	28% 32%
2016	2016															2016	48%	37%	31%
															2017 2018	46% 44%	37% 36%	30% 29%	
2019															**	2019 2020	41% 40%	34% 33%	28% 27%
2021 2022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	38% 36%	32% 31%	26% 25%
2023	**	**	**	2023		**	**	2023	**	**	**	2023		**	**	2023	34%	30%	24%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	33% 32%	29% 29%	24% 24%
2026	**	**	**	2026	**	**		2026	^ ^ V	alue Area: C	^ ^	2026		**		2026	32%	29%	23%
	Val u 0 dw	ue Area: 0			Val u dw	ie Area: 0		Subsidy	0.14 He (Abs Pl: at £36000 per u Sustail 40% 0:100 (S Val	wellings (5 Housters site @(35 Foross profit: (20 sorption: 50 unit anning gain at 11 nit (rent) & E24 nability at £1800 & Affordable Hoccial Rent to Intue Area: 0 vellings (0)	DPH) dph. %) s p.a. 00% 000 per unit (int per unit	ermedia	Vali	ue Area: 0			Valu	ie Area: 0 ellings (0)	
	0 site	e @(0) dph. ss profit: 0			0 site	@(0) dph.			0 sit	e @(0) dph.			0 sit	e @(0) dph. oss profit: 0			0 site	@(0) dph.	
	Abs	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%			Alt	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%	
	Su	bsidy at 0 inability at 0			Su	bsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			St	ubsidy at 0 ainability at 0			Sul	bsidy at 0 inability at 0	
		dable Hous	sing		0% Affor	dable Hous	sing			rdable Hou	sing		0% Affo	rdable Hou	sing			dable Hous	ing
TEST 9	SHEET 1	GREENEIEI 2		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	INDITIONS		TEST	9 SHEET 1	pni		TEST	9 SHEET 1	TION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN 0%	MIDDLE	UP 0%
ŏ			-	0		-		0	-		-	0		-		0	0%	0%	0%
0			-	0	-	-	-	0	-		-	0		-		0	0%	0%	0%
0	-		-	0	-	-	-	0	-		-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0 0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0			-	0 0	-	-		0	-		-	0	-	-		0	0% 0%	0%	0%
0		-	-	0	-	-	-	0			-	0	-	-		0	0% 0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0			-	0	-	-		0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-		0	-	-	-	0	-	-		0	0%	0%	0%
ō	-	-	-	ō	-	=		ō		- Value Area:	-	ō	-	=		ō	0%	0%	0%
									F	O dwellings (0) O site @(0) dpt Gross profit: 0 Absorption: 0 flanning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dw O site Gro Abs Plannir Su Susta	ue Area: 0 vellings (0) 9 (0) (0) (1) (1) (1) (1) (1) (1) (1) (1) (1) (1	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ne Area: 0 Billings (0) Billing	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit if Gr At Plann Plann Sust Sust O' O' Affor I DOWN	ue Area: 0 vellings (0) velling	UP	0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) rellings UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor	IN AFOR STATE OF STAT	-	
Subsi	5 dwelling 14 Hectare s Gross Absorption Planning dy at £0 per unit (in Sustainability 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur ty at £600 per rdable Hou	PH) dph. a. 6 init (intermediate unit	e) Subsid	dwelling .14 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £600 per i rdable Hou	H) dph. i. it (intermediate unit sing) Subsi	dwellin 1.14 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabil 40% Affo	o e Area: One gs (5 House: gs (5 House: site @(35 D); profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ity at £600 per ordable House.	S) PH) dph. a. bit (intermediate) unit unit	Subsi	dwelling 0.14 Hectare Gross Absorpti Plannin sidy at £0 per unit Sustainabil 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	S) PH) dph. a. bit (intermediate) unit unit) Subsid	dwelling 0.14 Hectare Gross Absorptio Planning y at £0 per unit (r Sustainabili 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per un rdable Hou) PH) dph. i. it (intermediate) unit sing
	100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermedia																		
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010		MIDDLE	UP	2010	DOWN	MIDDLE	UP
2011	**	-															42%	34%	29%
2012 2013		DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN MIDOLE UP DOWN																	
2014	DOWN MIDLE UP														32%				
2015 2016	*																		
2017	**														34%				
2018 2019																			
2020	**															31%			
2021 2022																			
2023		**		2023	**		**	2023	**	**	**	2023	**			2023	39%	34%	27%
2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	38% 37%	33% 33%	27% 26%
2026	**	**	**	2026	**	**		2026	V:	alue Area: C	ne ^^	2026	**	**	**	2026	36%	33%	26%
0	5 dwelling 14 Hectare s Gross	profit: (20%)	rs) PH) dph.	0	dwelling .14 Hectare s Gross	profit: (20%)	H) dph.		0.14 He Abs Place Sustail 40% 0:100 (S Value dwellin 1.14 Hectare Gross	wellings (5 House ctare site @(35 Gross profit: (20 korption: 50 unit anning gain at 1 init (rent) & E0 p inability at E600 6 Affordable Ho ocial Rent to Inte Area: One gs (5 Houses site @(35 D profit: (20%)	DPH) dph. %) s p.a. 30% ser unit (interme per unit pusing ermediate) (5) PH) dph.		dwelling D.14 Hectare Gross	profit: (20%)	s) PH) dph.	C	dwelling 1.14 Hectare : Gross	profit: (20%)) PH) dph.
	Planning	on: 50 units p. g gain at 100%	6		Planning	n: 50 units p.a gain at 100%			Plannin	ion: 50 units p. ig gain at 100%	5		Plannin	on: 50 units p. g gain at 1009	5		Planning	n: 50 units p.a gain at 100%	
Subsi	dy at £0 per unit (i Sustainabil	lity at £0 per u	unit	e) Subsid	dy at £0 per unit (Sustainabi	lity at £0 per u	nit) Subsi	Sustainab	(rent) & £0 per u illity at £0 per u	ınit	Subsi	idy at £0 per unit Sustainab	ility at £0 per u	ınit	Subsid		lity at £0 per u	nit
0:	40% Affor 100 (Social R	rdable Hou Rent to Inter	using rmediate)	0:	40% Affo 100 (Social F	rdable Hou Rent to Inter		0:		Rent to Inter		0:	40% Affo 100 (Social)	rdable Hou Rent to Inte		0:	40% Affo 100 (Social F	rdable Hou Rent to Inter	sing mediate)
	12 SHEET 1	GREENFIELD			12 SHEET 1	INDUSTRIAL1			12 SHEET 1	INDUSTRIAL2			12 SHEET 1	PDL	-		12 SHEET 1	TION TO AFFOR	
	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	**	**	**	2010	**	**		2010	**	**	**	2010 2011	**	**	**	2010 2011	42% 42%	34% 34%	29% 29%
2012	**	**	**	2012	**	**	**	2012	**	**	**	2012	**	**	**	2012	47%	36%	32%
2013 2014	**	**	**	2013	**	**		2013	**	**	**	2013 2014	**	**	**	2013 2014	47% 48%	37% 37%	32% 32%
2015	A)	**	**	2015	A)	**	**	2015	* >	**	**	2015	* >	**	**	2015	56%	44%	36%
2016 2017	A)	**	**	2016 2017	A)	**	**	2016 2017	A)	**	**	2016 2017	A)	**	**	2016 2017	55% 53%	43% 42%	35% 34%
2018	A >	**	**	2018	4)	**	**	2018	* >	**	**	2018	4.)	**	**	2018	50%	41%	33%
2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	**	**	**	2019 2020	48% 45%	39% 38%	32% 30%
2020	**	**	**	2021	**	**		2021			**	2021	**	**	**	2021	43%	36%	29%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	**	**	**	2022 2023	41%	35% 34%	28%
2023 2024	**	**	**	2023	**	**		2023			**	2023 2024	**	**	**	2023	39% 38%	34%	27% 27%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025	37% 36%	33%	26%
									5 d 0.14 He (Abs Pl:	hwellings (5 House ctare site @(35 Gross profit: (20 corption: 50 unit anning gain at 10	ses) DPH) dph. %) s p.a. D0%								
								Sul	sidy at E0 per u Sust 40%	nit (rent) & £0 p ainability at £0 p a Affordable Ho ocial Rent to Int	er unit (interme er unit ousing	ediate)							

Value Area: One 5 dwellings (5 Houses) 0.14 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subidy at 61 per unit (ering). 160 per unit 40%. Affordable Housing	Value Area: One dwellings (5 Houses) 0.14 Hectare site @(35 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Subsidy at 0 per unit (rem) & 10 per unit (intermedia Sustainability at £1800 per unit 40% Affordable Housing	dwelli 0.14 Hectary Gros Absorp Plann te) Subsidy at £0 per uni Sustainabi 40% Afi	ue Area: One ngs (5 Houses) (5 Houses) ss profit: (20%) stion: 50 units p.a. ing gain at 100% it (rent) & £0 per unit (intermediate litly at £1800 per unit fordable Housing	Subs	Value Area: dwellings (5 H- 0.14 Hectare site @(Gross profit: (; Absorption: 50 u Planning gain at esidy at £0 per unit (ren!) & £0 Sustainability at £18 40% Affordable	ouses) 35 DPH) dph. 20%) htts p.a. 100% per unit (intermediate 00 per unit Housing	e) Subsid	dwelling 0.14 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit
100:0 (Social Rent to Intermediate) TEST 13 SHEET 1	100:0 (Social Rent to Intermediate) TEST 13 SHEET 1	100:0 (Socia TEST 13 SHEET 1	I Rent to Intermediate)		100:0 (Social Rent to T 13 SHEET 1	Intermediate)	TEST	00:0 (Social F	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	DOWN	INDUSTRIAL2 MIDDLE UP	-	DOWN MIDE			DOWN	MIDDLE	DABLE UP
2010	2010	2010	**	2010 2011	(v	**	2010	66% 67%	57% 57%	52% 52%
2011	2011	2012	** **	2011	1 * * * * * * * * * * * * * * * * * * *		2011	73%	62%	56%
2013	2013	2013	11 11	2013 2014	(v A		2013	73%	62% 63%	56% 56%
2015	2015	2015	A) A)	2015	V V	A F	2015	86%	70%	62%
2016	2016	2016	A) A)	2016 2017	V V A	A)	2016	84% 82%	70% 69%	61% 59%
2018	2018	2018	A) A)	2018	(v 💮 🔺	A >	2018	79%	67%	58%
2019	2019	2019	44 44	2019	(v A)		2019	75% 72%	65% 64%	57% 56%
2021	2021	2021	11 11	2021 2022	A) A4		2021 2022	70% 67%	62% 61%	54% 53%
2023	2023	2023	** **	2023	A) A 4		2023	65%	59%	52%
2024	2024	2024	** **	2024 2025	**		2024 2025	63%	58% 58%	51% 51%
2026	2026	2026	/alue Area: One	2026	**		2026	62%	58%	50%
2012	Value Area: One	100 o 100	isolability at E1800 per unit % Affordable Notusing (Social Rent to Intermediate) up Affordable Notusing (Social Rent to Intermediate) up Affordable Notuses pags (S Houses) pag up Affordable Notusing gain at 100 and (Intermediate) up Affordable Notusing IRent to Intermediate NNDUSTRALE2 MNDUSTRALE2 MNDUSTRALE3	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2019 2020 2021 2020 2021	** (** (** (** (** (** (** (** (** (**	pusses) 35 DPH) dph. 100%) 110 per unit (intermediate) 100% 100% 100% 100% 100% 100% 100% 100	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2021	dwelling 0.14 Hectare: Gross Absorptic Planning dy at E0 per unit (r Sustainabilit 40% Affo 0:100 (Social F	profit: (20%) n: 50 units p. 10 n: 50 units p. 10 n: 50 units p. 10 n: 50 units p. 10 n: 50 units p. 10 n: 50 units p. 10 n: 50 per un	H) dph. 1 (Intermediate) 1 (Intermediate) DABLE UP 61% 62% 65% 66% 72% 65% 65% 65% 65% 67% 67% 67% 65% 60%
2023	2023	2023	** **	2023 2024	(v A A		2023 2024	76%	68% 67%	58% 57%
2025	2025	2025	** **	2025 2026	A > A 4		2025 2026	73% 72%	67% 67%	57% 56%
Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustianability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at £0 per Subsidy at £0 per Susta 40 0:100 0:500 7 Plan Susta 0 S	dwellings (6 Houses) bectear site el(35 BPH) dph. Gross profit: (20%) bossprian: 50 units p.a. lanning aim at 100% unit (redf) & 10 per unit (netern unit (redf) & 10 per unit (netern unit (redf) & 10 per unit (netern unit (redf) & 10 per unit (netern unit (redf) & 10 per unit (netern unit (redf) & 10 per unit (netern unit (redf) & 10 per unit liste Afrazi liste Afra		Value Area dwellings 0 site @(0) Gross profit Absorption: Planning gain a Subsidy at Sustainability 0% Affordable 0	(0) dph. 0 0 t 0% 0 at 0		dw O site Gro Ab: Planni Su Susta O% Affor	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous	ing
GREENFIELD	TEST 15 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	TEST 15 SHEET 1	INDUSTRIAL2 MIDDLE UP	TEST	T 15 SHEET 1 PD DOWN MIDE	LE UP	TEST	15 SHEET 1 REDUC	TION TO AFFOR	DABLE UP
DOWN MIDOLE UP	DOWN MIDGLE UP	DOWN	MIDOLE UP		DOWN MIDE	LE UP		DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP UP UP UP UP UP UP UP UP UP UP UP UP U

Subsid	5 dwellin 14 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabilit 40% Affo	e Area: One gs (5 House site @(35 Di profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per un by at £1800 per ordable Hou Rent to Inter	s) PH) dph. a. bit (intermediate) unit	Subsi	dwelling 1.14 Hectare 1.14 Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. it (intermediate unit) Subs	dwellin 0.14 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	gs (5 House: gs (5 House: site @(35 D s profit: (25%) ion: 50 units p. ng gain at 100% (rent) & £0 per u tty at £1800 per profable Hou Rent to Intel	s) PH) dph. a. bit (intermediate) r unit	Subsi	dwelling 1.14 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. 6 init (intermediate r unit using	e) Subsid	dwelling 0.14 Hectare Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £1800 per prdable Hou	PH) dph. a. it (intermediate unit
	16 SHEET 1		mediate)		16 SHEET 1		mediate)		16 SHEET 1		mediate)	TEST	16 SHEET 1		mediate)	TEST	16 SHEET 1		
F	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
010	**	**	**	2010	**	**	**	2010	**	**	**	2010	**	**	**	2010	44%	33%	29%
011 012	**	**	**	2011	**	**	**	2011		**	**	2011		**	**	2011	44% 49%	33% 37%	29% 32%
013	* >	**	**	2013	* >	**	**	2013	* >	**	**	2013	A >	**	**	2013	49%	38%	32%
014 015	A)	**	**	2014 2015	A)	**	**	2014	A >	**	**	2014 2015	4)	**	**	2014	50% 61%	38% 46%	32% 37%
016	A)	**	**	2016	A)	**	**	2016	*)	**	**	2016	A)	**	**	2016	59%	45%	36%
017 018	A)	**	**	2017 2018	A)	**	**	2017	A >	**	**	2017 2018		**	**	2017	56% 53%	44% 42%	35% 33%
019	4)	**	**	2019	4)	**	**	2019	*)	**	**	2019	*)	**		2019	50%	42%	33%
020	A }	**	**	2020	A }	**	**	2020	* >	**	**	2020		**	**	2020	47%	39%	30%
021 022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021 2022	44% 42%	37% 36%	29% 28%
023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	40%	34%	27%
024 025	**	**	**	2024 2025		**	**	2024	**	**	**	2024 2025	**	**	**	2024	38%	33%	26% 26%
026		**	**	2026		**		2026		**		2026		**		2026	37%	33%	26%
								Sul	5 o 0.14 He 4 Ab: Pl bsidy at £0 per u Sustai	alue Area: C dwellings (5 House ctare site @(35 Gross profit: (25 sorption: 50 unit anning gain at 11 unit (rent) & E0 p nability at E1800	ies) DPH) dph. 36) s p.a. 00% er unit (interme per unit	ediate)							
									0:100 (S	6 Affordable Ho locial Rent to Int	using ermediate)								
Subsid	5 dwellin 14 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabilit 40% Affo	e Area: One gs (5 House site @(35 DI profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per unity at £1800 per prodable Hou	s) PH) dph. a. bit (intermediate) unit	Subsi	dwelling 1.14 Hectare 1.14 Hectare 1.14 Gross Absorptio Planning dy at £0 per unit (Sustainabilit 40% Affo	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. it (intermediate unit) Subs	Valu dwellin 0.14 Hectare Gross Absorpt Plannii idy at £0 per unit Sustainabili 40% Affo	gs (5 House: gs (5 House: site @(35 D s profit: (17%) lon: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per pordable Hou	e B) PH) dph. a. b. bit (intermediate) cunit unit	Subsi	dwelling 0.14 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. 6 init (intermediate r unit using	e) Subsid	dwelling 0.14 Hectare Gross Absorptic Planning by at £0 per unit (r Sustainabilit 40% Affo	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £1800 per prdable Hou	pH) dph. a. iit (intermediate unit
U: 1	100 (Social I 17 SHEET 1	Rent to Inter	mediate)	TEST	100 (Social F 17 SHEET 1	rent to Inter	mediate)		17 SHEET 1	Rent to Inter	mediate)	TEST	100 (Social I	Rent to Inte	rmediate)	TEST	: 100 (Social I 17 SHEET 1	Rent to Inter	mediate)
		GREENFIELD		1		INDUSTRIAL1		1		INDUSTRIAL2		1		PDL			REDU	CTION TO AFFOR	
010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 42%	MIDDLE 34%	UP 29%
011	**	**	**	2011		**	**	2011		**		2011		**	**	2011	42%	34%	30%
012 013	**	**	**	2012 2013	**	* *	**	2012	**	**	**	2012 2013	**	**	**	2012 2013	47% 47%	37% 37%	32% 32%
014		**	**	2013		**	**	2013	**	**	**	2013	**	**		2013	48%	38%	32%
015	A >	**	**	2015	A >	**	**	2015	A >	**	**	2015	A >	**	**	2015	56%	44%	36%
016 017	A)	**	**	2016 2017	A)	**	**	2016 2017		**	**	2016 2017		**	**	2016 2017	55% 53%	43% 43%	36% 34%
018	**	**	**	2018		**	**	2018	**	**		2018	**	**	**	2018	50%	41%	33%
019 020	**	**	**	2019 2020	**	**	**	2019	**	**	**	2019 2020	**	**	**	2019 2020	48% 45%	40% 38%	32% 31%
021		**	**	2021		**	**	2021	**	**	**	2021	**	**	**	2021	43%	37%	30%
022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	41%	35%	29%
023 024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	39% 38%	34% 33%	28% 27%
025	**	**	**	2025	**	**	**	2025	**	**	**	2025 2026	**	**	**	2025	37% 37%	33% 33%	27%
	O dv O site Gro Ab:	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab:	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%		Sul	Ab: Pri bsidy at E0 per u Sustai 409 0:100 (S Val dv O sit Gr Al	Gross profit: (17 scorption: 50 unit anning gain at 1' unit (rent) & £0 pnability at £1800 & Affordable He Gocial Rent to Int ue Area: 0 vellings (0) re @(0) dph. oss profit: 0 scorption: 0 ing gain at 0%	s p.a. 00% er unit (interme per unit susing	ediate)	dw O site Gro Ab	ue Area: 0 rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0)			dw 0 site Gro Ab	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%	
	Su	ubsidy at 0			Su	bsidy at 0			s	ubsidy at 0 ainability at 0			Su	ibsidy at 0			Su	ubsidy at 0	
		ainability at 0 rdable Hous	sing		0% Affor	inability at 0 dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	inability at 0 rdable Hou	sing		0% Affor	ainability at 0 rdable Hou:	sing
FST 4	I8 SHEET 1	0		TEST	18 SHEET 1	0		TECT	18 SHEET 1	0		TECT	18 SHEET 1	0		TEST	18 SHEET 1	0	
1		GREENFIELD		.231	. J SITEE! !	INDUSTRIAL1		. E31	.o oned I	INDUSTRIAL2		. 231	.o oneel I	PDL				CTION TO AFFOR	DABLE
Į	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	-	DOWN 0%	MIDDLE 0%	UP
ŀ				0				0				0				0	0%	0%	0%
į	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		-	-	0		-	-	0	-	-	-	0		-	-	0	0%	0%	0%
ŀ		-	-	0			-	0		-	-	0			-	0	0%	0%	0% 0%
ŀ	-	-	-	0		-	-	0		-		0				0	0%	0%	0%
Į		-	-	0		-	-	0		-	-	0		-	-	0	0%	0%	0%
L		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ŀ				0	-		-	0				ő			-	0	0%	0%	0%
Į	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
- [-	0		-		0		-	-	0				0	0%	0%	0% 0%
ŀ				0				o	-			o o		-		o	0%	0%	0%
į	-	-		0		-	-	0	-	-		0	_	-	-	0	0%	0%	0%
				0				0		- Value Area:	-	0	-			0	0%	0%	0%
									F	O dwellings (0) O site @(0) dpt Gross profit: 0 Absorption: 0 Planning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0 0 dwellings (0)				
0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0% 0%
0	0 -		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
				0 0% 0% 0%
0	0 -		0 -	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
		0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	<u> </u>	Value Area: 0	P	0 0% 0%
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0% Subsidy at 0		
		Sustainability at 0		
		0% Affordable Housing		
		0		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0	Value Area: 0
0 dwellings (0)				
0 site @(0) dnh	0 site @(0) dnh	0 site @(0) dph	dwellings (0)	dwellings (0)
0 site @(0) dph. Gross profit: 0	O site @(O) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0
Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0	O site @(0) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0
Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidility at 0	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidility at 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidiliti at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Osustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing O TEST 20 SHEET 1	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing U TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BNDUSTRUL1	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Osustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing O TEST 20 SHEET 1	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 09% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0% 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BNDUSTRUL1	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	O site ® (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0% Affordable Housing 0 Memory Memory 1 0 Memory Memory 1 0 Memo
Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 ERDUCTION TO AFFORDABLE DOWN MIDGLE 0 0% 0% 0% 0% 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsity at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDOLE UP O O O	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MDDLE UP	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MINDOLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oscializability at 0
Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP 0 0 0	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDOLE 0 00% 0% 0% 0% 0% 00% 0% 0% 0% 00% 0% 0% 0% 00% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsity at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDOLE UP O O O	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MDDLE UP	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MINDOLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oscializability at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIGOLE UP 0 0 0 0	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRIAL2 DOWN MDDLE UP	0 site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MINDOLE UP 0 0	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing O% Affordable Housing O%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP 0 0 0 0	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP DOWN IN INDLE UP DO	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDGLE DOWN MIDGLE DOWN MIDGLE OF 0% 0% 0% OF 0% 0% OF 0% 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0% OF 0%
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O96 Affordable Housing TEST 20 SHEET 1 NOUSTRAL2 DOWN MIDGLE UP	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustialnobility at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O W Affordable Housing O W MICKE O W MI
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing OON MICOLE DOWN MI	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MODE UP	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDOLE UP O'N.
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O36 Affordable Housing TEST 20 SHEET 1 DOWN MIDGLE UP	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustialnobility at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O W Affordable Housing O W Affordable Housing O W Affordable Housing O W Affordable Housing O W W WARLE UP O W W W W W W W W W W W W W W W W W W
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing OON MICOLE DOWN MI	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE ON N. ON.
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRAL2 DOWN MODE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 POWN MIDGLE DOWN MIDGLE OWN
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Osstalrability at 0 Osstal	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O36 Affordable Housing TEST 20 SHEET 1 DOWN MIDGLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustinatellity at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MINDOLE UP O'N
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MOCKE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MICOLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) clph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oscalinate in the subside of the	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OVIN MOCKE UP OWN MOCK
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing DOWN MINDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'86 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) cph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oscalinate in the subside of the	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T
Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BOWN MODLE UP	O site @(0) qph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRAL2 DOWN MODE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OWN MODGE UP TOWN MODGE UP T

Figure 90 – Sensitivity Testing

Subsid	10 dwellin 2 Hectare s Gross Absorptio Planning y at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) H) dph. a. it (intermediate) unit	Subsit	10 dwellin 0.2 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	H) dph. i. it (intermediate unit	e) Subsi	10 dwellir 0.2 Hectare : Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affo	e Area: One ngs (10 Hous site @ (50 DF) profit: (20%) ig gain at 100% (rent) & £0 per u ty at £1800 per prodable Hou Rent to Inter	es) "H) dph. a. bill (intermediate) unit using	Subsi 70	10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dpha. 6 nit (intermediate r unit	7	10 dwelling 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (n Sustainability	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	dph. dph. i (intermediate unit
		GREENFIELD				INDUSTRIAL1	1			INDUSTRIAL2	1			PDL			REDUC	TION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 61%	MIDDLE 51%	UP 46%
2011 2012	4)	**	**	2011	A)	**	**	2011	A >	**	**	2011	A)	**	**	2011	61%	51%	46%
2012	4.5	A)	A >	2012 2013	A)	A)	.,	2012	A >	A)	A)	2012 2013	1 *	A)	A)	2012	69% 70%	54% 55%	49% 49%
2014	A.)	* >	* >	2014	A >	A >	* >	2014	* >	A >	A }	2014	4.*	A >	A.)	2014	70%	55%	49%
2015 2016	**	*)	A >	2015 2016	(*	A)	.,	2015 2016	**	A)	A)	2015 2016		A)	4.)	2015	90%	65%	54% 53%
2017	1.4		*)	2017	A)	*)	*)	2017	* >	4)	4)	2017	**	*)	4)	2017	81%	63%	52%
2018	A)	A)	A)	2018	* >	4)	A)	2018	* >	A)	A)	2018	4 *	A >	* >	2018	76%	60%	51%
2019 2020	*)	*)	*)	2019 2020	A)	4)	4)	2019	A)	4)	4)	2019 2020	4)	A)	A)	2019	67%	58% 56%	49% 48%
2021	A.)	A F	* >	2021	A >	A >	A P	2021	* >	A >	A F	2021	A)	A >	* >	2021	63%	55%	47%
2022 2023	4.5	**	**	2022	A)	**	**	2022 2023	A }	**	**	2022	*)	**	**	2022	60% 58%	53% 52%	46% 45%
2024	* >	**	**	2024	* >	**	**	2024	* >		**	2024	A >	**	**	2024	56%	51%	44%
2025 2026		**	**	2025 2026	*)	**	**	2025 2026	* >	**	**	2025 2026	A)	**	**	2025 2026	55% 55%	51% 51%	44% 44%
1020	^,		**	2020			**	2020	10 d	alue Area: 0 lwellings (10 Hor stare site @(50 I	ne ises)	2020	.,			2020	5576	5176	4470
Subsid	10 dwellin .2 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) H) dph. a. it (intermediate) unit	Subsid	10 dwellin 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	H) dph. i. it (intermediate unit sing	e) Subsi	usidy at £0 per u Sustain 40% 70:30 (S Valuu 10 dwellir 0.2 Hectare : Gross Absorpt Plannir dy at £0 per unit Sustainabilli 40% Affe	anning gain at 11 mit (rent). & £0 ptability at £1800 b Affordable Ht. Cocial Rent to Int & Area: Une ngs (10 House in 10 Hous	er unit (interme per unit pussing permediate) es) PH) dph. a. bit (intermediate) unit (intermediate)	Subsi	10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ses) PH) dph. a. init (intermediate r unit using	7	10 dwelling 0.2 Hectare S Gross Absorptio Planning dy at £0 per unit (n Sustainability	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	dph. (intermediate
TEST 2	SHEET 1	GREENEIEI D		TEST	2 SHEET 1	INDUSTRIAL 1		TEST	2 SHEET 1	INDUSTRIAL 2		TEST	2 SHEET 1	PDI		TEST		TION TO AFFORE	ARI F
	DOWN	SPEENTRELD SOUSTRIAL1 SOUSTRIAL2 SPEENTRELD SPE															DOWN	MIDDLE	UP
2010	A)																61%	51% 51%	46% 46%
2012	* >																68%	54%	49%
2013 2014																	70% 70%	55% 55%	49%
2015	**																89%	65%	54%
016	**																85% 80%	64%	53%
017 018	A															2017	75%	62%	52% 50%
019	* >	* >	A >	2019	A >	A >	. >	2019	* >	* >	A >	2019	4.4	A >	A >	2019	70%	58%	49%
1020 1021	4.5	* >	A >	2020 2021	A)	A)	* >	2020	A >	4)	A)	2020 2021	4)	A)	A >	2020	66%	56% 54%	48% 46%
022	4.)		**	2022	<u> </u>			2022	* >			2022	4)			2022	60%	53%	45%
023	A.)	**	**	2023	A >	**	**	2023	* >	**	**	2023	* >	**	**	2023	57%	51%	44%
1024 1025	.,		**	2024 2025	A)	**	**	2024	A)	**	**	2024	A)	**	**	2024	56% 55%	51% 50%	44%
026	A >	**	**	2026	A):	**	**	2026	* >	11ue Area: C	**	2026	A)	**	**	2026	55%	51%	44%
	10 dwellin 2 Hectare s Gross Absorption Planning y at £0 per unit (profit: (20%) on: 70 units p. g gain at 100%	es) H) dph. a. hit (intermediate)		10 dwellin 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 70 units p.a gain at 100%	H) dph. i. it (intermediate		Absorpt Plantid y at £0 per uit Plantid y at £0 per uit Augus 70:30 (\$ Value 10 dwellin 0.2 Hectare: Gross Absorpt Plannir	ctare site @(50 f foross profit: (20 corption: 30 unit anning gain at 1 init (rent) & E0 j 6 Affordable Ho ocial Rent to Int e Area: One mgs (10 Hous site @(50 DF g profit: (20%) ion: 70 units p. gg gain at 100% (rent) & E0 per ty at £1800 pei	s p.a. 300% ser unit (interme per unit bussing permediate) "H) dph. a. b. cit (intermediate)	(10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 70 units p. g gain at 1009	ses) PH) dph. a. 6 nit (intermediate) Subsid	10 dwelling 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (r	profit: (20%) on: 70 units p.a g gain at 100%	l) dph.
70	40% Affo :30 (Social F	rdable Hou	sina	70	40% Affo	rdable Hou	sing	7.	40% Aff	Rent to Inter	ısina	7/	40% Affo	rdable Hou	using		40% Affo	rdable Hous	ing
EST 3	SHEET 1		mediate)	TEST): 30 (Social F 3 SHEET 1		meuidte)	TEST	3 SHEET 1		mediate)		3 SHEET 1		inleuiate)	TEST	0:30 (Social F 3 SHEET 1		
ſ	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	ABLE UP
010 011	A)	**	**	2010 2011	A)	**	**	2010 2011	4)	**	**	2010 2011	4+	**	**	2010 2011	61% 61%	51% 51%	46% 46%
012	* >	*)	.,	2012	A >		4)	2012	* >	A >	4.1	2012	4+		* >	2012	69%	54%	49%
013 014	4)	A P	A)	2013 2014	A)	4)	4)	2013	A }	4)	A)	2013 2014	(v	4)	A)	2013	70% 70%	55% 55%	49% 49%
015	* *	A):	A)	2015	**	A)	A)	2015	• •	A)	A)	2015	**	A)	A >	2015	90%	65%	54%
016 017	1 7	<u> </u>	A)	2016 2017	4 ¥	A)	4)	2016 2017	**	A)	4)	2016 2017	**	A)	A)	2016 2017	86% 81%	64% 63%	53% 52%
018 019	4.)	* >	*)	2018	A)	4)	*)	2018	A)	A)	*)	2018	4.4	A)		2018	76%	60% 58%	51% 49%
020	4)	4)	4)	2020	* >		4)	2020	A >		4)	2020	4)	4)	4)	2020	67%	56%	48%
021 022	A)	*)	* *	2021 2022	A)	* *		2021	A)	44	* *	2021 2022	4)	* *	**	2021	63%	55% 53%	47% 46%
23	4)	* *	* *	2023	<u> </u>	* *	* *	2023	* >	**	* *	2023	4)	* *	**	2023	58%	52%	45%
024 025	A)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024	56% 55%	51% 51%	44% 44%
026		**	**	2026	4.)	**		2026	* >	**	**	2026	4)	**	**	2026	55%	51%	44%
								Sul	10 d 0.2 Hed 0 Abs Plosidy at E0 per u Sustain 40%	alue Area: (Invellings (10 Horitare site @(50 E Gross profit: (20 Horitare) Invelling gain at 11 Init (rent) & E0 p Inability at E1800 Individual Horitare Individual Horitare Individual Horitare Individual Horitare Interval Horita	uses) OPH) dph. %) s p.a. OO% eer unit (interme	diate)							

Subsic	10 dwellin 1.2 Hectare s Gross Absorptio Plannin by at £0 per unit (Sustainabilit 40% Affo	gs (10 Hous ite @(50 DP profit: (20%) on: 50 units p.; ig gain at 50% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	es) H) dph. a. it (intermediate) unit unit) Subsi	dwelling 0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% rent) & £0 per un y at £1800 per rdable Hou	H) dph. i. it (intermediate unit sing	e) Subsi	dwelling 0.2 Hectare Gross Absorpti Plannii idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	S) H) dph. a. hit (intermediate) unit	Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. nit (intermediate r unit	s) Subsic	dwelling: 0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per uni y at £1800 per rdable Hou:	H) dph. t (intermediate) unit
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	TION TO AFFOR	
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 59%	MIDDLE 50%	UP 45%
2011	A)	**	**	2011	A)	**	**	2011	* >	**	**	2011		**	**	2011	59%	50%	45%
2012 2013	A)	A P	* >	2012 2013	A)	A)	* >	2012	* >	A >	* >	2012 2013	4.4	A)	A >	2012	66%	53% 53%	48% 48%
2013	A)	A)	A)	2013	A)	4)	*)	2013	A)	A)	A)	2013	1 *	A)	4)	2013	66%	54%	48%
2015	~ ~	* >	* >	2015	A }	A >	* >	2015	4.*	A >	* >	2015	**	A >		2015	84%	63%	53%
2016 2017	4 +	A):	A >	2016 2017	A)	A)	* >	2016	A >	A)	* >	2016 2017	**	A)	*)	2016	81% 77%	62% 60%	52% 51%
2018	<u> </u>		4)	2018		4)	4)	2018	*)	4)	* >	2018	4 *	4)	A)	2018	72%	59%	50%
2019	A)	A >	* >	2019	A)	A)	* >	2019	* >	A >	A >	2019	4.4	A)	A)	2019	68%	57%	48%
2020 2021	A)		.,	2020	A)	* *	.,	2020	* * *	4.4	* *	2020 2021		.,		2020	64%	55% 53%	47% 46%
2022	*)	**	••	2022	A >		• •	2022	* >	**	**	2022	* >		**	2022	58%	52%	45%
2023	* >	**	**	2023	A >	**	**	2023	* >	**	**	2023	* >	**	**	2023	56%	50%	44%
2024 2025	A)	**	**	2024 2025	A)	**		2024	A)	**	**	2024 2025	* *	**	**	2024	55% 54%	50% 49%	43% 43%
2026	**	**	**	2026	**	**	**	2026	**	1 Andrea: C	**	2026	**	**	**	2026	53%	50%	43%
C	10 dwellin 1.2 Hectare s Gross Absorption	p Area: One gs (10 Hous lite @(50 DP profit: (20%) on: 50 units p.a g gain at 200%	es) H) dph. a.	(dwelling 0.2 Hectare s Gross Absorptio	Area: One s (10 Houses ite @(50 DP) profit: (20%) on: 50 units p.a. g gain at 200%	s) H) dph. ı.		ssidy at £0 per u Sustair 40% 70:30 (S Value dwelling 0.2 Hectare s Absorpti	Affordable Ho ocial Rent to Inte Area: One is (10 House	er unit (interme per unit pusing ermediate) 'S 'H) dph.		dwelling 0.2 Hectare s Gross Absorpti	e Area: One ps (10 House site @(50 Df profit: (20%) ion: 50 units p. pg gain at 200%	es) PH) dph. a.		dwelling: 0.2 Hectare s Gross Absorptio	Area: One s (10 Houses ite @(50 DP) profit: (20%) on: 50 units p.a. g gain at 200%	H) dph.
70	Sustainabilit 40% Affo :30 (Social F	rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	nit (intermediate) · unit ising	70	dy at £0 per unit (Sustainabilit 40% Affo 0:30 (Social F	rent) & £0 per un y at £1800 per rdable Hou	it (intermediate unit s ing	70	dy at £0 per unit Sustainabili 40% Affo D: 30 (Social	(rent) & £0 per u ty at £1800 per ordable Hou	nit (intermediate) · unit ising	70	dy at £0 per unit Sustainabili 40% Affo 0:30 (Social	(rent) & £0 per un ty at £1800 per ordable Hou	nit (intermediate r unit using	7	dy at £0 per unit (r Sustainability 40% Affo 0:30 (Social F	ent) & £0 per uni y at £1800 per rdable Hou:	unit sing
	SHEET 1	GREENFIELD			5 SHEET 1	INDUSTRIAL1			5 SHEET 1	INDUSTRIAL2			5 SHEET 1	PDL		TEST	5 SHEET 1	CTION TO AFFORI	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	4)	A)	A)	2010	4)	4)	4)	2010	A)	4)	A)	2010 2011	4 +	4)	A)	2010 2011	65% 66%	53% 53%	48% 48%
2012 2013	4.4	* >	* >	2012 2013	A }	A)	. >	2012	A >	A >	A P	2012 2013	**	. >	* >	2012	76%	58% 58%	51% 51%
014	- ; -	A P	A)	2013	<u> </u>	4)	4)	2013	A)	A)	A)	2013		A)	A)	2014	77%	59%	51%
015 016	**	* *	A)	2015 2016	**	* >	A)	2015 2016	**	A)	A)	2015 2016	**	4.4	A)	2015	105%	70% 70%	57% 56%
2016		**	4)	2017		A)		2016		4)	4)	2017		1.0	4)	2016	92%	68%	55%
018 019	4.4	A):	4)	2018 2019	<u> </u>	4)	A)	2018	4+	A)	A)	2018 2019	••	A)	4)	2018	85%	65% 62%	53% 51%
1020	A)	* >	A >	2020	* >		* >	2020	* >	A)	A)	2020	(v			2020	73%	60%	50%
2021	A)	A)	A)	2021 2022	A)	4)	4)	2021	A)	A)	A)	2021 2022	4 *	A)	A)	2021	68% 64%	58% 56%	48% 47%
2023	* >	* >	* >	2023	* >	* >	* >	2023	* >	* >	* >	2023	* >	.,	* >	2023	61%	54%	46%
024 025	A)	**	**	2024 2025	A)	**	**	2024	A)	**	**	2024 2025	A)	**	**	2024 2025	60% 59%	53% 53%	45% 45%
026	A }	**	**	2026	A P	**	**	2026	Vá	alue Area: C	**	2026	*>	**	**	2026	58%	53%	45%
C	1.2 Hectare s Gross	• Area: One gs (10 Hous ite @(50 DP profit: (20%) on: 50 units p.	H) dph.	(dwelling D.2 Hectare s Gross	Area: One s (10 Houses ite @(50 DP) profit: (20%) on: 50 units p.a	s) H) dph.		0.2 Hec Abs Pis osidy at E0 per u Sustair 40% 70:30 (S Value dwelling 0.2 Hectare s	Affordable Ho ocial Rent to Inte Area: One IS (10 House	OPH) dph. %) %) %) %) %) %) % % % % % % % % % %		0.2 Hectare s Gross	e Area: One gs (10 House site @(50 DF (50 DF) on: 50 units p.	PH) dph.		U.2 Hectare s Gross	Area: One s (10 Houses ite @(50 DPl profit: (20%) nn: 50 units p.a.	1) apn.
Subsidy	Planning at £48500 per unit	g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	unit (intermediate) Subsidy	Planning	g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	unit (intermedia)	te) Subsidy	Plannin	g gain at 100% (rent) & £26000 pe ty at £1800 per ordable Hou	s unit (intermediate)	Subsidy	Plannin	ig gain at 100% (rent) & £26000 per ty at £1800 per ordable Hou	6 r unit (intermediat	e) Subsid	Planning	gain at 100%	unit (intermediat
	:30 (Social F	Rent to Inter	mediate)		:30 (Social F	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	Rent to Inter	rmediate)		0:30 (Social F	Rent to Interi	mediate)
		GREENFIELD	,	1531		INDUSTRIAL1		1631		INDUSTRIAL2		1531		PDL		1631	REDUC	TION TO AFFOR	
010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 40%	MIDDLE 37%	UP 36%
011 012	A)	**	**	2011 2012	A)	**	**	2011	A)	**	**	2011 2012		**	**	2011	39% 44%	37% 40%	36% 38%
013	. >	**	**	2013	A >		* *	2013	. >	**	**	2013	A)		**	2013	45%	40%	38%
014 015	A)	**	**	2014	A)	**	**	2014	A)	**	**	2014 2015	A)	**	**	2014	45% 58%	40% 47%	38% 42%
016	4)	4)	4)	2016	4)	4)	4)	2016	*)	4)	4)	2016	4)	4)	*)	2016	57%	47%	42%
017 018	A)	A)	4)	2017 2018	A)	4)	4)	2017	A)	A)	4.)	2017 2018	4)	4)	A)	2017	55% 52%	47% 45%	41% 41%
019	A)	* >	. >	2019	A F	A >	. >	2019	A)	.,	* >	2019	* >	A >	*)	2019	50%	44%	40%
020 021	A)	**	**	2020 2021	A)	**	**	2020	* >	**	**	2020 2021	* >	**	**	2020	48% 47%	43% 43%	39% 39%
2022	^}	**	**	2022 2023	**	**	**	2022	A)	**	**	2022 2023	^ ^	**	**	2022 2023	45% 44%	42% 41%	38% 38%
2024		**		2024	**	**		2024	**	**	**	2024	**	**	**	2024	43%	41%	38%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	43% 42%	40% 41%	37% 37%
								Subsidy	10 d 0.2 Hed 0 Abs Pla at £48500 per u Sustain 40 %	wellings (10 Horitare site @(50 I foross profit: (20 corption: 50 unit anning gain at 11 init (rent) & E26 hability at E1800 of Affordable Ho ocial Rent to Int	uses) OPH) dph. %) s p.a. OO% OOO per unit (int	ermedia	ate)						

	10 dwellin 1.2 Hectare s Gross Absorption Planning at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	es) PH) dph. a. 6 r unit (intermediate		dwelling 0.2 Hectare s Gross Absorption Planning at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	s) H) dph. a. unit (intermediat		dwelling 0.2 Hectare Gross Absorpt Plannir y at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pe	es) PH) dph. a. 6 r unit (intermediate)		dwelling 0.2 Hectare s Gross Absorpti Plannin r at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe	es) PH) dph. .a. 6 ir unit (intermediat		dwellings 0.2 Hectare si Gross Absorptio Planning y at £25000 per unit (profit: (20%) n: 50 units p.a gain at 100% rent) & £22000 per	H) dph.
70	Sustainabilit 40% Affo :30 (Social F	y at £1800 per rdable Hou Pent to Inter	ısing	70	Sustainabilit 40% Affo 0:30 (Social F	y at £1800 per rdable Hou Pent to Inter	sing	70	Sustainabili 40% Affo 0:30 (Social	ty at £1800 pe ordable Hou Rent to Inte	ising	70	Sustainabili 40% Affo 0:30 (Social	ty at £1800 pe ordable Hou Rent to Inter	using	7	Sustainability 40% Affor 0:30 (Social R	y at £1800 per rdable Hou Pent to Inter	sing
	SHEET 1	GREENFIELD	mediatey		7 SHEET 1	INDUSTRIAL1	modiato		7 SHEET 1	INDUSTRIAL2	mediatey		7 SHEET 1	PDL	mediate		7 SHEET 1	TION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 49%	MIDDLE 43%	UP 40%
2011 2012	A)	**	**	2011 2012	A)	**		2011	A)	**	**	2011 2012	A)	**	**	2011	49% 55%	43% 46%	40% 42%
2013	. >	**	**	2013	* >	**	**	2013	* >	**		2013	A >	**	**	2013	55%	47%	42%
2014 2015	A)	A A	**	2014 2015	A)	**	**	2014	* >	**	**	2014 2015	^ >	A A	**	2014	56% 72%	47% 55%	43% 47%
2016 2017	A)	A)	4)	2016 2017	A)	A)	4)	2016 2017	4)	4)	4)	2016 2017	4.4	4)	A)	2016	69% 65%	54% 53%	47% 46%
2018	A)	A)	* >	2018	* >	* >	* >	2018	A)	A >	A P	2018	A >	A >	A >	2018	62% 59%	52%	45%
2019 2020	A >	* >	4)	2019 2020	<u> </u>	A)	A)	2019 2020	A >	A)	4)	2019 2020	<u> </u>	4)	A)	2020	56%	49%	44% 43%
2021 2022	A)	**	**	2021 2022	*>	**	**	2021 2022	A >	**	**	2021 2022	* >	**	**	2021 2022	54% 52%	48% 47%	42% 41%
2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	A)	**	**	2023 2024	50% 49%	45% 45%	41% 40%
2025	**	**	**	2025		**	**	2025	**	**	**	2025	* *	**	**	2025	48%	45%	40%
2026	**	**	**	2026	**	**		2026	Va	alue Area: 0	one **	2026	**	**		2026	48%	45%	40%
	10 dwellin 1.2 Hectare s Gross Absorption Planning at £36000 per unit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. 6 r unit (intermediate		dwelling 0.2 Hectare s Gross Absorption Planning at £36000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	s) H) dph.		Pliat E25000 per u Sustain 40% 70:30 (S Valu dwelling 0.2 Hectare: Gross Absorpti Plannir v at E36000 per unit	hability at £1800 of Affordable He ocial Rent to Int e Area: One gs (10 House site @(50 DF profit: (20%) on: 50 units p. g gain at 1009	00% 000 per unit (int) 0 per unit 0 per	(Value dwelling 0.2 Hectare s Gross Absorpti Plannin r at £36000 per unit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. .a. 6 ir unit (intermediat		dwellings 0.2 Hectare si Gross Absorptio Planning y at £36000 per unit ()	profit: (20%) n: 50 units p.a gain at 100%	H) dph.
	40% Affo :30 (Social F	rdable Hou	ısing		40% Affo 0: 30 (Social F 8 SHEET 1	rdable Hou	sing		40% Affo 0:30 (Social 8 SHEET 1	ordable Hou	ising		40% Affo 0:30 (Social I 8 SHEET 1	rdable Hou	using		40% Affor 0:30 (Social R 8 SHEET 1	rdable Hou	sing mediate)
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 44%	MIDDLE 40%	UP 38%
2011	4)	11	**	2011	4)		**	2011	4)		**	2011	4)	**	**	2011	44%	40%	38%
2012 2013	*)	**	**	2012 2013	**	**	**	2012	* >	**	**	2012	*)	**	**	2012	50% 50%	43% 43%	40% 40%
2014 2015	A)	**		2014 2015	A)	44	**	2014	4)	44	**	2014	A)	44	**	2014	51% 65%	44% 51%	40% 45%
2016	* >	A >	* >	2016	* >		* >	2016	* >	A >	A P	2016	4.4	* >		2016	63%	51%	45%
2017 2018	A)	A >	A >	2017 2018	A)	A)	*)	2017 2018	* >	A)	A)	2017 2018	4+	A)	A)	2017	61% 58%	50% 49%	44% 43%
2019 2020	A)	**	**	2019 2020	A)	* *	**	2019	A >	* *	**	2019 2020	*)	**	**	2019	55% 52%	47% 46%	42% 41%
2021 2022	A)	**	**	2021 2022	A)	**	**	2021 2022	4)	**	**	2021 2022	4)	**	**	2021	50% 49%	45% 44%	41% 40%
2023	*)	**	**	2023	A P	**	**	2023	* >	**		2023	->	**	**	2023	47%	43%	39%
2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	46% 46%	43% 43%	39% 39%
2026	**	**	**	2026	**	**	**	2026	Va	alue Area: 0	one **	2026	**	**		2026	45%	43%	39%
								Subsidy	0.2 Hec (Abs Pl: at £36000 per u Sustair 40% 70:30 (S	ability at £1800 Affordable He ocial Rent to Int	OPH) dph. %) s p.a. 00% 000 per unit (int per unit	termedia							
	O dv O site Gro Ab: Plannii Su	vellings (0) a @(0) dph. as profit: 0 sorption: 0 ng gain at 0% absidy at 0 alnability at 0			dw O site Gro Abs Plannii Su	ellings (0) ellings (0) ellings (0) ellings (0) dellings sorption: 0 orption: 0 org gain at 0% bisidy at 0 inability at 0			dv O sit Gn Ab Plann Si	ue Area: 0 /ellings (0) e @(0) dph. oss profit: 0 /esorption: 0 ing gain at 0% ubsidy at 0 elinability at 0			dw O site Gro Ab Planni Sc	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0			dwi O site Gro: Abs Plannir Sui	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% bisidy at 0 inability at 0	
TEST	0% Affor	0 GREENFIELD	sing	TEST	0% Affor	0 INDUSTRIAL1	sing	TEST	0% Affo	0 INDUSTRIAL2		TEST	0% Affo	O PDL	sing	TEST	9 SHEET 1	0 TION TO AFFOR	DABLE
0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
0	- :			0	-		-	0	-	-		0		-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	=	0	-	-		0	-	-		0	0%	0%	0%
0				0	-		-	0	-			0		-	-	0	0%	0%	0%
0				0	-			0	-			0	-	-	-	0	0%	0%	0% 0%
0				0				0	-			0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		-	-	0	-	-		0	- ,	- /alue Area:	0	0		-	-	0	0%	0%	0%
									F	O dwellings (0) O site @(0) dpt Gross profit: (Absorption: 0 fanning gain at Subsidy at 0 Sustainability at) n.) D%								
									0%	Affordable Ho	using								

TEST :	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 inability at 0 rdable Hou 0 GREENFIELD MIDDLE		TEST	dw O site Gro Ab: Plannii Su Susta	Dellings (0) a @(0) dph. ss profit: 0 sorption: 0 g gain at 0% boldy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE -	UP	TEST	dw O sit Gre Ab Planni Si Susti	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 innability at 0 rdable Hou: 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw O site Gro Ab Planni Se Susta	ue Area: 0 rellings (0) e @ (0) dph. sss profit: 0 ssp profit: 0 ng gain at 0% absidy at 0 innability at 0 rdable Hou: 0 PDL MIDDLE	Sing	TEST	dw 0 site Gro Abs Plannir Su Susta 0% Affor	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		0 dwellings (0)		0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0				0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
	10 dwellin 0.2 Hectare s Gross Absorption Planning dy at £0 per unit (Value Area: One Own														ite @(50 DP) profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un	H) dph.		
	40% Affo 30 (Social F	rdable Hou	using		40% Affo 0:30 (Social F	rdable Hou	sing		40% Affo 0:30 (Social	ordable Hou	sing		40% Affo 30 (Social)	rdable Hou	ısing		40% Affo 0:30 (Social F	rdable Hou	sing
TEST	11 SHEET 1		IID	TEST			IID	TEST			[ID	TEST			IID	TEST	REDUC	MIDDLE	DABLE
2010 2011	A >	**	^ ^		A >	**			A >	**	**		4.*	**	**		60%	50% 50%	46% 46%
2012 2013													(*					54% 54%	48% 49%
2014	A P	* >		2014	A >	* >	* >	2014	A >	* >	A >	2014	4 *	* >	* >	2014		55% 64%	49% 54%
2016	Ų.		* >	2016	A }	* >	* >	2016	4.4		A >	2016	**	A >	* >	2016	84%	63%	53%
2017 2018	4.1	A P		2018	A >	A >		2018	* >	A)		2018	**			2018	79%	62% 59%	52% 50%
2019 2020	A)	* >	. >	2020	A >	A >	A >	2020	A >	A >	A >	2020	* >	* >	A }	2020	66%	58% 56%	49% 48%
2021 2022																		54% 53%	46% 45%
2023	A)	**	**	2023	A)	**	**	2023	A)	**	**	2023	**	**	**	2023	57% 56%	51% 50%	44%
2024 2025 2026	4)	**	**	2024 2025 2026	A)	**	**	2024	A)	**	**	2024 2025 2026	4)	**	**	2024 2025 2026	55% 55%	50%	44% 44% 43%
C	10 dwellin 0.2 Hectare s	Area: One gs (10 Hous ifte @ (50 Df profit: (20%)	ses)		dwelling 0.2 Hectare s	Area: One s (10 House: ite @(50 Dp profit: (20%)	5)		10 d 0.2 Hec C Abs Plantsidy at E0 per u Sustai 40% 70:30 (S Valud dwelling 0.2 Hectare s	nability at £600 Affordable Ho ocial Rent to Inte Area: One is (10 House	uses) IPH) dph.		dwelling 0.2 Hectare s	e Area: One is (10 House site @ (50 DF profit: (20%)	s)		dwelling: 0.2 Hectare s	• Area: One s (10 Houses ite @(50 DP) profit: (20%)	;) H) dph.
70	Absorption Planning dy at £0 per unit (Sustainabi	on: 50 units p g gain at 1009 rent) & £0 per u lity at £0 per u	6 nit (intermediate unit using	70	Absorption Planning dy at £0 per unit (Sustainabi	on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou Rent to Inter	it (intermediat nit sing	70	Absorpti Plannin dy at £0 per unit Sustainab	on: 50 units p. g gain at 100% (rent) & £0 per u illity at £0 per u ordable Hou Rent to Inter	nit (intermediate) init init is ing	70	Absorpti Plannin dy at £0 per unit Sustainab	on: 50 units p. g gain at 100% (rent) & £0 per u ility at £0 per u ordable Hou	nit (intermediate unit unit	7	Absorption Planning Planning Sustainable 40% Affor O:30 (Social For 12 SHEET 1	on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou Rent to Inter	t (intermediate) nit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	UP
2010 2011	A)	**	**	2010 2011	A)	**	**	2010	A)	**	**	2010 2011	(v	**	**	2010	60%	50% 50%	45% 45%
2012	A)	A):	*)	2012	A)	A)	A)	2012	A)	A)	* *	2012	(*	A)	A)	2012	67%	53%	48%
2014	4)	* >		2014	A >	A >	A >	2014	4)		A >	2014	(*	A >		2014	68%	54%	48%
2015 2016	**	* >	*>	2015 2016	(v	A)	A)	2015 2016	(*	A)	* >	2015 2016	* *	A >	* >	2015 2016	86% 83%	64% 63%	53% 53%
2017	(v	A >	A)	2017	A }	A)	A)	2017	A)	A)	A)	2017	v v (v	A)	A)	2017	78% 73%	61%	51%
2019	. >	4.1	* >	2019	A }	A >	* >	2019	* >	A 3	A >	2019	4.4	4.)		2019	69%	57%	49%
2020 2021	* >	* >	*>	2020	**	A)	A)	2020	* >	A)	* >	2020 2021	*>	*>	* >	2020	65%	55% 54%	47% 46%
2022	A)	**	**	2022	A)	**	**	2022	A)	**	**	2022	A)	**	**	2022	59% 57%	52% 51%	45% 44%
2024	. >	**	**	2024	A >	**	**	2024	A >	**	**	2024	* >	**	**	2024	55%	50%	44%
2025 2026	*)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	*>	**	**	2025 2026	54% 54%	50% 50%	43% 43%
								Sul	10 d 0.2 Hec C Abs Pla ssidy at E0 per u Susta 40%	wellings (10 Hou trare site @(50 E fross profit: (20° corption: 50 unit: anning gain at 10 nit (rent) & E0 p ainsbility at E0 p a Affordable Ho ocial Rent to Int	ises) iPH) dph. %) s p.a. iD0% er unit (interme er unit	ediate)							

50	Gross Absorption Planning dy at £0 per unit (Sustainabilit 40% Affo 1:50 (Social F	y at £1800 per rdable Hou	PH) dph. a. bit (intermediate) r unit using	Subsic	dwelling: 0.2 Hectare s Gross Absorptic Plannic dy at £0 per unit (Sustainability 40% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	H) dph. i. it (intermediate unit sing	e) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 40% Affo 0:50 (Social	e Area: One gs (10 House gs (10 House gs (50 DF s profit: (20%) long 50 units p. (rent) & £0 per un ty at £1800 per ordable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) r unit	Subsi 50	dwelling 0.2 Hectare s Gross Absorpti Plannid dy at £0 per unit Sustainabili 40% Affo 0:50 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ut ty at £1800 per ordable Hou	es) PH) dph. a. 6 init (intermediate r unit) Subsid	dwelling: 0.2 Hectare s Gross Absorptic Planning by at £0 per unit (n Sustainability 40% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	d) dph. (intermediate) unit sing
TEST 1	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDUC	CTION TO AFFORE	ABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 53%	MIDDLE 43%	UP 39%
2011	4)	**	**	2011	* *			2011	*)		**	2011	4)	**	**	2011	53%	43%	39%
2012 2013		**	4.4	2012 2013	A)	**	**	2012	A)	A.)	**	2012 2013	4)	4.1	4.4	2012	59% 60%	47% 47%	42% 42%
2013	4)	* *	4)	2013	*)	A)	4)	2013	4)	4)	A)	2013	4)	*)	*)	2013	60%	48%	42%
2015	4.4	* >	* >	2015	.)	A >		2015		A >	* >	2015	~ ~	A >	A >	2015	77%	56%	46%
2016 2017	4 ¥	A)	A)	2016 2017	* >	4)	*)	2016	A)	4)	A)	2016 2017	(*	* >	A)	2016	74% 69%	55% 53%	45% 44%
2018	* >	* >	A >	2018	A.)	A >	A >	2018	* >	A)	A >	2018	4 +	A >	A.)	2018	65%	52%	43%
2019 2020	A)	A }	A)	2019 2020	*>	A)	* >	2019	*>	4)	A >	2019 2020	A)	A >	* >	2019	61% 57%	50% 48%	42% 41%
2021	A P	**		2021	* >			2021	* >		**	2021	A >	**	**	2021	54%	47%	39%
2022 2023	*)	**	**	2022 2023	*)	**	**	2022	* >	**	**	2022	4)	**	**	2022	51% 49%	45% 44%	39% 38%
2023	4.4	**	**	2023	**	**		2023	* *			2023		**	**	2023	49%	43%	37%
2025	^^	**	**	2025	**	**	**	2025	**	^^	**	2025 2026	* *	**	**	2025	47%	43%	37%
2026	**	**	**	2026	**	**	**	2026	- ^ V:	alue Area: C	ne **	2026	**	**	**	2026	47%	43%	37%
Subsid	10 dwellin 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	es) PH) dph. a. bit (intermediate) or unit	Subsic	dwelling: 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit: 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) H) dph. i. it (intermediate unit	e) Subsi	ssidy at £0 per u Sustair 40% 50:50 (S Value dwelling 0.2 Hectare: Gross Absorpti Plannir dy at £0 per unit Sustainabilli 40% Affe	anning gain at 10 inning gain at 100% (rent) & £0 per un at 10 inning gain at 100% (rent) & £0 per un ty at £1800 per pordable Hou	er unit (interme per unit pussing ermediate) S) PH) dph. a. b. iit (intermediate) r unit ising	(Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per unity at £1800 per prdable Hou	es) PH) dph. a. 6 init (intermediate r unit) Subsid	dwelling: 0.2 Hectare s Gross Absorptic Planning ly at £0 per unit (n Sustainabilit; 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	d) dph. (intermediate) unit
	100 (Social F	Rent to Inter	rmediate)		100 (Social F	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inter	mediate)		100 (Social I	Rent to Inter	rmediate)		: 100 (Social F	Rent to Interr	nediate)
1231		GREENFIELD		1231		INDUSTRIAL1		1231		INDUSTRIAL2		ILSI		PDL		ILSI	REDUC	TION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 31%	MIDDLE 25%	UP 22%
2011		**	**	2011	**			2011			**	2011		**	**	2011	31%	25%	22%
2012 2013	* *	**	**	2012 2013		**	**	2012 2013	* >	**	**	2012 2013	*)	**	**	2012	35% 36%	27%	23%
2014	4)	**		2014	4)			2014	4)			2014	4)	**	**	2013	36%	27%	23%
2015 2016		* >	*)	2015 2016	A)	4)	* >	2015	* >	*)	* >	2015 2016	A)	* >	A):	2015	46% 44%	32% 32%	26% 25%
2016	4)	**	**	2016	4)			2016	A P		**	2016	4)	**	.,	2016	44%	32%	24%
2018	A }	**	**	2018	A)	**	**	2018	A)	**	**	2018	* >	**	**	2018	38%	29% 28%	24%
2019 2020	A)	**	**	2019 2020	* >	**	**	2019	4)	**	**	2019	*)	**	**	2019	36% 33%	28%	23% 22%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021	31% 29%	26% 25%	21% 21%
2022		**	**	2022	**	**	**	2022	**		**	2022		**	**	2022	29%	24%	20%
2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	27%	24%	20%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	26% 26%	24% 24%	20%
TEST 1	O dw O site Gro Abs Plannii Su Susta	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0 scorption: 0 ng gain at 0% dbsidy at 0 inability at 0 ddable Hour	sing	TEQT	dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	ing		0.2 Hec Absolute Abso	wellings (10 Ho. Gross profil: (20' corption: 50 units mability at £1800 6 Affordable Ho. colal Rent to Int well Area: 0 vellings (0) dph. ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 colal Rent to Int colal Rent to Int mid (rent) & E0 posorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	NPH) dph. %) s p.a. 200% er unit (interme per unit susing ermediate)		dw O site Gro Ab Planni Se Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 sinability at 0 dable Hou: 0	sing	TEST	dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) e (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0	Ing
IESI 1	15 SHEET 1	GREENFIELD		IESI '	15 SHEET 1	INDUSTRIAL1		IESI	15 SHEET 1	INDUSTRIAL2		IESI	15 SHEET 1	PDL		IESI	15 SHEET 1 REDUC	TION TO AFFORD	DABLE
0	DOWN -	MIDDLE	UP -	0	DOWN	MIDDLE	UP -	0	DOWN _	MIDDLE -	UP -	0	DOWN _	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-		0	0%	0%	0%
0			-	0		-	-	0			-	0	-		- 1	0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	0	-		-	0	-			0	0%	0%	0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
ő				0			-	ō	-			ō				ō	0%	0%	0%
0			-	0		-	-	0		-	-	0			-	0	0% 0%	0% 0%	0%
ő				0			-	o				o				o o	0%	0%	0%
0				0			-	0				0				0	0%	0%	0% 0%
ő				0			-	0				ō				ō	0%	0%	0%
0	-	-	-	0	-	-	-	0		Jalue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 Hanning gain at 0 Subsidy at 0		0	-	-	-	0	0%	0%	0%
										Sustainability at Affordable Ho									

Subsid	10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabilit 40% Affo 1:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u sy at £1800 pe ordable Hou	ses) PH) dph. a. 6 init (intermediate r unit using) Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit t Sustainabilit 40% Affo 0:30 (Social I	profit: (25%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) H) dph. a. hit (intermediate unit unit	e) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 40% Affe 0:30 (Social	e Area: One gs (10 House gs (10 House gs (150 DF s profit: (25%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. iii (intermediate) r unit using	Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. 6 init (intermediator unit using	e) Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin ly at £0 per unit (r Sustainabilit 40% Affo 0:30 (Social I	profit: (25%) on: 50 units p.: g gain at 100% rent) & £0 per un y at £1800 per prdable Hou	s) H) dph. a. it (intermediate) unit sing
TEST 1	16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	DARLE
[DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	A)	4)	4)	2010	4)	4)	4)	2010	*)	4)	4)	2010 2011	1.4	4)	4)	2010	64%	52% 52%	47% 47%
2012		A >	A >	2012	* >	A >		2012	A >	A >	A >	2012	* *	4.)	* >	2012	74%	56%	50%
2013 2014	1 *	A)	A)	2013	A)	A)	4)	2013	A >	A)	A)	2013 2014	**	A)	4)	2013	75% 76%	57% 58%	50% 50%
2015	**	A >		2015	**			2015	**	. >	A >	2015	* *	4.4	A >	2015	103%	69%	56%
2016 2017	**	* >	A)	2016 2017		A)	4)	2016	**	A)	A)	2016 2017		(v	4)	2016	98%	69% 66%	55% 54%
2018	**	* >	* >	2018	* >	A >		2018	4.*	A >	A >	2018	* *	A P		2018	83%	63%	52%
2019 2020	4.4	A)	A >	2019	*>	A)	4)	2019	A)	A)	*>	2019 2020	4.4	A)	A)	2019	77% 71%	61% 59%	50% 49%
2021	A >	* >	* >	2021	* >	* >	* >	2021	A }	* >	* >	2021	4.*	*>	* >	2021	67%	57%	47%
2022 2023	A)	A)	A)	2022	A)	A)	A >	2022	A >	A)	A)	2022 2023	*>	A)	4)	2022	63%	55% 53%	46% 45%
2024	* >	A P	A >	2024	* >	A >	* >	2024	* >	* >	A >	2024	* >	*	* >	2024	58%	52%	45%
2025 2026	A)	A >	A)	2025	A)	A)	* >	2025 2026	A >	A)	4)	2025 2026	A >	4.)	4)	2025	57% 57%	52% 52%	44% 44%
2020				LOZO				2020		alue Area: 0	One	LOLO				2020	3770	52.70	4470
	10 dwellin 0.2 Hectare s Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% (rent) & 60 per u	ses) PH) dph. a. 6		dwelling	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un	s) H) dph. a. hit (intermediate		Sustai 409 70:30 (S Valu dwelling 0.2 Hectare Gross Absort Plannir	Affordable He cocial Rent to Interest of the gs (10 House site @(50 DF profit: (17%) ion: 50 units p. log gain at 1009	ermediate) PH) dph. a. b. f. f. f. f. f. f. f. f. f	(dwelling 0.2 Hectare s Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	es) PH) dph. a. 6		dwelling 0.2 Hectare s Gross Absorption Planning (v. at £0 per unit fr	profit: (17%) on: 50 units p.a g gain at 100% ent) & 60 per un	s) H) dph. a. it (intermediate)
70	Sustainabilit 40% Affo 30 (Social I	y at £1800 pe ordable Hou Rent to Inte	r unit using rmediate)	70	Sustainabilit 40% Affo 30 (Social I	y at £1800 per rdable Hou Rent to Inter	unit ising mediate)	70	Sustainabili 40% Affe D: 30 (Social	ty at £1800 pe ordable Hou Rent to Inte	r unit I sing rmediate)	70	Sustainabilit 40% Affo 3:30 (Social I	y at £1800 pe ordable Hou Rent to Inte	r unit ising rmediate)	7	Sustainabilit 40% Affo 0:30 (Social I	y at £1800 per rdable Hou Rent to Inter	unit sing mediate)
	17 SHEET 1		-,-	TEST	17 SHEET 1		,		17 SHEET 1		-,-		17 SHEET 1			TEST	17 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	A)	**	**	2010	A)	**	**	2010	A >	**	**	2010 2011	A >	**	**	2010	59% 60%	50% 50%	46% 46%
2011	4)	**	**	2011	4)	**	**	2011	* >	**		2011	4)	**		2012	66%	53%	48%
2013 2014	A)	A)	A)	2013 2014	A)	A)	4)	2013	A >	4)	A)	2013 2014	1 +	A)	A)	2013	67% 67%	54% 54%	49% 48%
2015	* *	A >		2015	. >			2015	4.4	. >	A >	2015	**	* >	A)	2015	84%	63%	53%
2016 2017	4 *	* >	A)	2016 2017	A)	A)	4)	2016	A >	A)	A)	2016 2017	**	*)	4)	2016	82%	63% 61%	53% 51%
2018	A >	* >	* >	2018	A >	A >		2018	* >	A >	A >	2018	4.4	* >		2018	72%	59%	50%
2019 2020	* >	4)	A)	2019	A)	4)	4)	2019	4)	4)	A)	2019 2020	* >	*)	A)	2019	69% 65%	57% 55%	49% 47%
2021	* >	**	**	2021	* >	**	**	2021	* >	**	••	2021	* >	**	**	2021	61%	54%	46%
2022 2023	A)	**	**	2022	A)	**	**	2022	A >	**	**	2022 2023	* >	**	**	2022	59% 56%	52% 51%	45% 44%
2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	* >	**	**	2024	55%	50%	44%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	54% 54%	50% 50%	44% 43%
	O dv O site Gre Ab Planni Su Susta	ue Area: 0 wellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bidy at 0 inability at 0 'dable Hous	sing	Sut	Abbook of Abbook	bability at £1800 baffordable Hisocial Rent to Init ue Area: 0 veillings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. 50% per unit (interme per unit susing ermediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) relling	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing
TEST 1	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0	
ı	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	-		MIDDLE	DABLE
0	- DOWN	MIDDLE	- 40	0	DOWN	MIDDLE -	- UP	o	- DOWN	MIDDLE	- UP	0	- DOWN	MIDDLE -	- 40	0	DOWN 0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0				o				o o				ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0		-		0		-		0	-		-	0	0%	0%	0% 0%
0	-	-	-	0	-	-	_	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-		0		-		0				0				0	0%	0%	0% 0%
0				0		-		0	-			0				o	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
0	-			0		-		0	-			0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
υ 0	-	-		0	-	-	-	0			-	0	-		-	0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 Nanning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

Value Area: 0 0 0 0 0 0 0 0 0 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1 INDUSTRUAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 19 SHEET 1 NDUSTRUAL1	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ŏ) dph. Gross profit: O
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 NDUSTRIAL1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0
Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1 GREENFELD DOWN MIDOLE UP 0	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 NDUSTRIAL1	Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Absorption: 0 Planning gain at 0%	
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 19 SHEET 1 GREENTELD DOWN MIDDLE UP	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 NDUSTRIAL1	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Planning gain at 0%	
Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	Subsidy at 0 O% Affordability at 0 O% Affordable Housing 0 TEST 19 SHEET 1 INDUSTRIAL1	Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidiu at 0	Planning gain at 0%
0% Affordable Housing 0 TEST 19 SHEET 1 GREENPIELD DOWN MIDDLE UP	0% Affordable Housing 0 TEST 19 SHEET 1 INDUSTRIAL1	0% Affordable Housing		Subsidy at 0
0 TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP	0 TEST 19 SHEET 1 INDUSTRIAL1		Sustainability at 0	Sustainability at 0
TEST 19 SHEET 1 GREENFIELD DOWN MIDDLE UP O - - -	TEST 19 SHEET 1 INDUSTRIAL1		0% Affordable Housing	0% Affordable Housing
DOWN MIDDLE UP	INDUSTRIAL1	0 TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
0		INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0	0	0 = = =		0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	Value Area: 0	<u> </u>	0 0% 0%
		O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	0% Affordable Housing 0 Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0		0 0% 0% 0%
0	0	0	0 -	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0		0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0		0	
0	0			0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	Value Area: 0	0	0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	Value Area: 0 0 deelings: (0) 0 site @(0) deh Gross profit: 0 Absorption: 0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	Value Area: 0 O deelings (0) O deelings (0) O site @(0) dph Gress profit: 0 Absorption: 05 Subsidy at 0 Sustainability at 0	0	0 0% 0% 0% 0 0% 0% 0%
0	0	Value Area: 0 0 deelings; (0) 0 deelings; (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	0	0 0% 0% 0% 0 0% 0% 0%

Figure 91 – Sensitivity Testing

		Area: One	e 6 Flats)		Value 10 dwellings .13 Hectare	Area: One (4 Houses 6	Flats)		10 dwellings	e Area: One s (4 Houses e site @(75 D	5 Flats)		Value 10 dwellings 0.13 Hectare		6 Flats)		Value 10 dwellings 0.13 Hectare :		
	Gross Absorption Planning dy at £0 per unit (profit: (20%) on: 50 units p. g gain at 100%	.a. 6 nit (intermedial		Gross Absorpti Plannin dy at £0 per unit	profit: (20%) on: 50 units p.a g gain at 100%	a. nit (intermediat		Gross Absorpt Plannir idy at £0 per unit	s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per	a. hit (intermediate		Gross Absorpti Plannin dy at £0 per unit i	profit: (20%) on: 50 units p g gain at 1009	.a. % unit (intermediat		Gross Absorptio Planning dy at £0 per unit (r	profit: (20%) on: 50 units p.a g gain at 100%	t (intermediate)
70		rdable Hou	using	70		rdable Hou	sing	70	40% Affe	ordable Hou Rent to Inter	sing	70		rdable Ho	using	7		rdable Hous	sing
	1 SHEET 1	GREENFIELD			1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2			1 SHEET 1	PDL			1 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 2011	DOWN (v	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 79%	MIDDLE 61% 61%	UP 54% 54%
2012	• •	A)	A)	2012	**	A)	A)	2012	• •	A)	A }	2012	• •	A)	A)	2012	95% 97%	67% 68%	58%
2014 2015	**	A) (v	A)	2014 2015	**	A)	A)	2014	**	A)	A P	2014 2015	**	A) V V	A)	2014	98% 144%	69% 85%	58% 66%
2016 2017	* *	(v	A }	2016 2017	**	A)	A)	2016 2017	• •	A)	A }	2016 2017	* *	**	A >	2016 2017	135% 121%	84% 81%	65% 63%
2018 2019	••	A >	A >	2018 2019	**	A):	* >	2018 2019	**	A)	A P	2018 2019	**	(v 	A)	2018 2019	109% 98%	77% 73%	61% 59%
2020	A >	A)	A)	2020	A)	4)	A)	2020	. >	4)	A }	2020 2021	**	A)	4)	2020	89% 82%	70% 67%	56% 55%
2022 2023 2024	A)	**	A)	2022 2023 2024	A)	A)	A)	2022 2023 2024	A)	A)	A) A)	2022 2023 2024	(v	A)	A)	2022 2023 2024	76% 72% 69%	64% 62% 61%	53% 52% 51%
2024 2025 2026	4)	A)	A)	2024	A)	A)	4)	2024 2025 2026	A)	4)	A)	2024 2025 2026	4)	4)	A)	2024	69% 68% 67%	60% 61%	50% 50%
		Area: One				Area: Une		Sul	Ab: Pl osidy at E0 per u Sustai 409 70:30 (S Valu	ctare site @(75 Gross profit: (20 sorption: 50 unit anning gain at 11 unit (rent) & E0 nability at £1800 & Affordable Ho social Rent to Int e Area: Une	%) s p.a. 00% er unit (interm per unit susing ermediate)			Area: One				Area: Une	
O	Absorption Planning dy at £0 per unit (site @(75 Di profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u	PH) dph. a. 6 nit (intermedial	0	Absorpti Plannin dy at £0 per unit	Site @(75 DF profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un	PH) dph. a. iii (intermediat		0.13 Hectare Gross Absorpt Plannir idy at £0 per unit	s (4 Houses of site @(75 D) s profit: (20%) ion: 30 units p. ng gain at 100% (rent) & £0 per u	PH) dph. a. bit (intermediate	0	Absorpti Plannin dy at £0 per unit i	site @(75 Li profit: (20%) on: 30 units p g gain at 1009 rent) & £0 per u	PH) dph. .a. .a. init (intermediate		Absorption Planning By at E0 per unit (r	site @(75 DP profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per uni	H) dph. t (intermediate)
70	Sustainabilit 40% Affo 0:30 (Social F	y at £1800 per ordable Hou Rent to Inter	using	70	Sustainabilit 40% Affo 30 (Social	y at £1800 per rdable Hou Rent to Inter	sing	70	40% Aff	ty at £1800 per ordable Hou Rent to Inter	ısing	70	Sustainabilit 40% Affo 0:30 (Social I	y at £1800 pe rdable Ho Rent to Inte	using	7	Sustainabilit 40% Affo 0:30 (Social F	y at £1800 per rdable Hous Rent to Interi	sing
	2 SHEET 1	GREENFIELD			2 SHEET 1	INDUSTRIAL1			2 SHEET 1	INDUSTRIAL2			2 SHEET 1	PDL			2 SHEET 1	CTION TO AFFORI	
2010	DOWN 4 ¥	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 80%	MIDDLE 61%	UP 54%
2011 2012 2013	* *	A)	A)	2011 2012 2013	* * * * * * * * * * * * * * * * * * *	A)	A)	2011 2012 2013	¥ ¥	A)	A } A }	2011 2012 2013	**	A)	A)	2011 2012 2013	80% 95%	61% 67% 68%	54% 58% 58%
2013	• • •	47	A)	2014	**		4)	2014	• • •	A)	4)	2014		* >	A)	2014	98% 141%	69%	58% 58%
2016	• •	(v	A)	2016	**	A) A)	A)	2016	• •	A)	A):	2016	**	**	A)	2016	132% 119%	83% 80%	64%
2018 2019	• •	* >	A)	2018 2019	• •	A)	4)	2018	**	A)	A)	2018 2019	· ·	(v A)	A)	2018	107% 96%	76% 72%	60% 58%
2020 2021	* *	A >	A >	2020 2021	* >	A)	A)	2020 2021	4 +	4)	A):	2020 2021	**	A)	A }	2020 2021	87% 80%	69% 66%	56% 54%
2022 2023	* >	A >	A >	2022 2023	A >	A)	A)	2022 2023	* >	A)	A }	2022 2023	4 *	A)	A)	2022 2023	75% 71%	64% 62%	53% 51%
2024 2025 2026	A >	A >	A)	2024 2025 2026	A)	4)	* >	2024 2025 2026	A >	A)	A }	2024 2025 2026	A >	A)	*)	2024 2025 2026	69% 67% 67%	61% 60% 61%	51% 50% 50%
	Value 10 dwellings	e Area: One	A Flate)		Value 10 dwellings	Area: One	(Elate)	Sul	10 dw 0.13 He 0.13 He Ab: Pl osidy at E0 per t Sustai 409 70:30 (S	alue Area: Cellings (4 Houses ctare site @/TS foross profit: (20 sorption: 30 unit anning gain at 11 unit (rent) & £0 p nability at £1800 6 Affordable Hoocial Rent to Int e Area: One 5 (4 Houses 6	6 Flats) DPH) dph. 36) s p.a. 30% eer unit (interm per unit pusing ermediate)		Value 10 dwellings	Area: One	e A Elate)		Value	Area: One	Elate)
Subsit	Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) profit: (20%) pn: 70 units p. g gain at 100% (rent) & £0 per units y at £1800 per prdable Hou	PH) dph. a. 6 nit (intermedial r unit using	O te) Subsit	.13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit	site @(75 DF profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un y at £1800 per prdable Hou	PH) dph. a. hit (intermediate unit	e) Subsi	0.13 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affe	site @(75 D s profit: (20%) ion: 70 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per prdable Hou Rent to Inter	PH) dph. a. bit (intermediate unit unit) Subsid	0.13 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (20%) profit: (20%) on: 70 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	OPH) dph. .a. .a. init (intermediater unit using	e) Subsic	O.13 Hectare : Gross Absorptio Planning dy at E0 per unit (r Sustainabilit	site @(75 DP profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hou:	t (intermediate) unit sing
	3 SHEET 1	GREENFIELD			3 SHEET 1	INDUSTRIAL1		TEST	3 SHEET 1	INDUSTRIAL2			3 SHEET 1	PDL	LIP		3 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 2011	DOWN 4 ¥	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010 2011	**	MIDDLE	4)	2010	79% 80%	MIDDLE 61% 61%	54% 54%
2012 2013 2014	**	A) A)	A)	2012 2013 2014	* *	A)	A)	2012 2013 2014	**	A) A)	A):	2012 2013 2014	**	A) A)	A)	2012 2013 2014	95% 97%	67% 68% 69%	58% 58% 58%
2014 2015 2016		(v	A)	2014 2015 2016	**	A)	A)	2014 2015 2016	**	A) A)	A)	2014 2015 2016		**	A)	2014 2015 2016	78% 144% 135%	85% 84%	58% 66% 65%
2017 2018	**	A }	A)	2017	**	A)	A)	2017	* *	A)	A }	2017 2018	• •	* * (*	A }	2017	121% 109%	81% 77%	63% 61%
2019 2020 2021		A)	A)	2019 2020 2021	A)	4)	4)	2019 2020 2021	(v	A) A)	A)	2019 2020 2021		A) A)	A) A)	2019 2020 2021	98% 89%	73% 70% 67%	59% 56% 55%
2022 2023	^)	A)	A)	2022 2023	A) A)	A) A)	4)	2022 2023	A)	4)	A }	2022 2023	(v	4)	A)	2021	76% 72%	64% 62%	53% 52%
2024 2025 2026	A)	A >	A)	2024 2025 2026	4)	4)	4)	2024 2025 2026	A)	4)	A)	2024 2025 2026	A) A)	A) A)	A)	2024 2025 2026	69% 68% 67%	61% 60% 61%	51% 50% 50%
2020				2,020	.,	.,			10 dw 0.13 He 0 Ab: Pl osidy at E0 per u Sustai 40%	alue Area: (ellings (4 Houses ctare site @ (75 Gross profit: (20 sorption: 70 unit anning gain at 1 unit (rent) & E0 p nability at E1800 6 Affordable Ho social Rent to Int	6 Flats) DPH) dph. %) s p.a. DO% eer unit (interm					12.020	01/8	01/0	30.70

O.13	dwelling Hectare Gros Absorpt Plann It £0 per unit Sustainabil	e Area: 0 s (4 House site @(7 s profit: (20 lon: 50 uniting gain at (rent) & £0 ity at £180 ordable	ses 6 l 5 DPH 0%) ts p.a. 50% per unit 0 per u	dph. (intermediate unit		dwellings 0.13 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabilii	profit: (20%) on: 50 units p. ig gain at 50%	Flats) PH) dph. a. hit (intermediater unit	e) Subsi	dwellings 1.13 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 40% Affe	e Area: One (4 Houses 6 site @(75 Di s profit: (20%) ion: 50 units po. ing gain at 50% (rent) & £0 per un ty at £1800 per brdable Hou	Flats) PH) dph. a. it (intermediate unit issing		dwellings .13 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	Flats) PH) dph. a. nit (intermedia		dwellings 0.13 Hectare Gross Absorpti Plannii dy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	Flats) PH) dph a. it (interme
70:3		Rent to I				0:30 (Social 4 SHEET 1					Rent to Inter			30 (Social 4 SHEET 1	Rent to Inte	mediate)		0:30 (Social 4 SHEET 1		
. 4 3		GREENFI			1231		INDUSTRIAL1	T	ILSI		INDUSTRIAL2	I	iESi		PDL		1231	REDU	CTION TO AFFOR	
-	DOWN	MIDDL	E	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	76%	MIDDLE 60%	UF 539
	* *	A)	-	A)	2011 2012	(+	4)	A >	2011	* *	A)	A P	2011	(v	A)	A }	2011	77%	60% 66%	539
		A >	_		2013	~ ~	A >	* >	2013	~ ~	4)	*>	2013	**	* >	4)	2013	92%	67%	579
	**	A)		A)	2014 2015	**	A)	A >	2014	**	A)	A):	2014		A)	A }	2014	92%	67%	579 649
		A >	-	*>	2016	**	4)	->	2016		A)	* >	2016		**	* >	2016	124%	81%	639
	**	A)		* >	2017 2018	**	4)	A)	2017	* *	A)	* >	2017	**	(*	A)	2017	113%	78%	61° 59°
Н		A >	-	*>	2018	**	A)	*)	2018	**	A)	A F	2018	**	A)	*)	2018	93%	74%	57
	(+	A)		* >	2020 2021	**	A >	* >	2020	A)	A)	A }	2020	**	A)	*)	2020	85%	68% 65%	55 54
H	4)	4)	-	*)	2021	* >	A)	4)	2021	4)	4)	4)	2021	4.)	4)	A)	2021	74%	63%	52
	* >	A F	_	*>	2023	. >	A >	*>	2023	A >	A >	* >	2023	* >	.)	* >	2023	70%	61%	51
-	*)	* * *	-	*>	2024 2025	A >	A)		2024	4.)	A)	A >	2024	* *	A)	.,	2024	67%	60% 59%	50
	* >	A >		A >	2026	A >	A >	A >	2026	A >	alue Area: C	A >	2026	A >	A >	A >	2026	65%	59%	50
10 0.13	dwelling Hectare Gros Absorpt	e Area: 0 s (4 Hous site @(7 s profit: (20 ion: 50 uni ng gain at 2	es 6 l 5 DPH 0%) ts p.a.	Flats) H) dph.	C	dwellings 0.13 Hectare Gross Absorpti	e Area: One (4 Houses 6 (5 E) (75 D) (75 D)	Flats) PH) dph. a.	C	409 70:30 (S Valu dwellings 1.13 Hectare Gross Absorpt	hability at £1800 b Affordable Ho cocial Rent to Inte e Area: Onte (4 Houses 6 site @(75 Di profit: (20%) ion: 50 units pung gain at 200%	Flats) PH) dph.		dwellings 13 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	Flats) PH) dph. a.		dwellings 0.13 Hectare Gross Absorpti	e Area: One (4 Houses 6 site @(75 D profit: (20%) on: 50 units p. g gain at 200%	Flats) PH) dpl a.
70:31	t £0 per unit Sustainabil 40% Aff 0 (Social	(rent) & £0 lity at £180 ordable Rent to I	per unit 0 per u Hous	ing	70	Sustainabilit 40% Affo 0:30 (Social	rent) & £0 per u y at £1800 pe rdable Hou	nit (intermediati r unit using	70	dy at £0 per unit Sustainabili 40% Affe 0:30 (Social	(rent) & £0 per un ty at £1800 per prdable Hou Rent to Inter	nit (intermediate unit sing	70	dy at £0 per unit Sustainabili 40% Affo 0:30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermedia r unit i sing	7	sy at £0 per unit (Sustainabili 40% Affo 0:30 (Social	rent) & £0 per un ty at £1800 per ordable Hou	nit (interm unit ising
T 5 S	HEET 1	GREENFI			TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL			5 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDL		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 87%	MIDDLE 64%	U 55
	••	A)		* >	2011	A >	A)	A >	2011	1 +	A)	A >	2011		A >	A)	2011	87%	64%	56
		A)	-	*)	2012 2013	**	4)	4)	2012	* *	A)	4)	2012	**	4)	4)	2012	107% 110%	71% 73%	60
	V V	* *		4)	2014 2015	* *	* *	A)	2014	**	A)	A)	2014	**	A)	A)	2014	110% 177%	73% 94%	61 70
Н			-	->	2016	~ ~	~ ~	A)	2016	~ ~		4)	2016			4)	2016	162%	92%	68
		**		A)	2017 2018	* *	A)	A)	2017	• •	(v	A):	2017	**		A)	2017	142% 125%	88% 83%	66 63
	• •	A >		A)	2019	* *	A >	A)	2019	* *	A)	A >	2019	* *	(v	A >	2019	110%	78%	61
Н		A >	-	*)	2020 2021	A)	4)	*)	2020 2021	1 *	4)	* >	2020 2021		A)	* * *	2020 2021	99% 89%	74%	59 57
	A)	A)		*)	2022 2023	A >	4)	A)	2022	A)	4)	A):	2022		A)	4)	2022	82% 76%	68% 65%	55 53
	A)	A >		* >	2024	A >	A)		2024	* >	.,	A >	2024	* >	A >	A >	2024	74%	64%	52
-	* >	* >	_	*>	2025 2026	A >	A)	* >	2025	* >	A)	A >	2025	* >	A)	* >	2025	72% 71%	63%	52 52
0.13	dwelling 3 Hectare Gros Absorpt Planni 48500 per uni	e Area: 0 s (4 Hous site @(7 s profit: (20 lon: 50 uni ng gain at 1 (rent) & £260 lity at £1800 ordable	es 6 5 DPH 0%) ts p.a.	H) dph.	() Subsidy	dwellings 0.13 Hectare Gross Absorpti Plannin vat £48500 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 pe v at £1800 pe	Flats) PH) dph. a. 6 r unit (intermedia) r unit		Abi pi sidy at E0 per u Sustai 409 70:30 (S Valu dwellings 1.13 Hectare Gross Absorpt Plannir Sustainabili	ctare site @(75 is oross profit: (20° orosprofit: (20° orosprofit: (20° orosprofit: (20° orosprofit) at Equation (20° orosprofit) at	%) is p.a. p.a. power unit (interm per unit using ermediate) Flats) PH) dph. a. unit (intermediate unit unit contermediate)		dwellings .13 Hectare Gross Absorpti Plannin at £48500 per unit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe tv at £1800 pe	Flats) PH) dph. a. funit (intermediation)		dwellings 0.13 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 100%	Flats) PH) dph a.
70:31	0 (Social	ordable I Rent to I	Hous nterm	ing nediate)		40% Affo 0:30 (Social)	rdable Hou	ısing		40% Affe 0:30 (Social	Rent to Inter	sing):30 (Social	rdable Hou Rent to Inte	rmediate)		0:30 (Social	rdable Hou Rent to Inter	ising mediat
	HEET 1	GREENEI				6 SHEET 1	INDUSTRIAL1			6 SHEET 1	INDUSTRIAL2			6 SHEET 1	PDL			6 SHEET 1	CTION TO AFFOR	
E	DOWN	MIDDL		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 50%	MIDDLE 43%	U 41
	A)			**	2011	*)		**	2011	A)	**	**	2011	^,	**	**	2011	49%	43%	41
	A)	A):		*)	2012 2013	A >	A)	A)	2012	A >	A)	A P	2012	* >	A)	*)	2012	58% 59%	47% 48%	44
	A }	A >		.,	2014 2015	A >	* >	.,	2014	A }	A)	4)	2014	*)	* >	.,	2014	60%	48% 60%	44 51
		A)			2016	(*	4)	4)	2016	**	4)	* >	2016	- ;;	A)	4)	2016	85%	60%	50
	4.)	A)		* >	2017 2018	A >	4)	A >	2017 2018	A)	A)	A)	2017 2018	* * *	A)	A)	2017 2018	78% 72%	58% 56%	49
	A)	A)		A)	2019 2020	A }	4)	A)	2019	A)	A)	A):	2019	A >	A)	A)	2019	66% 62%	54% 53%	47
E	A)	A >		*)	2021	A >	A >	4)	2021	A >	4)	A >	2021	* >	A >	4)	2021	58%	51%	45
Ē	A)	A)	Ŧ	*)	2022	A >	4)	4)	2022	A >	4)	A):	2022	A >	4)	4)	2022	56% 54%	50% 48%	44
Ē	A)			**	2024	A }	**	**	2024	A)	**	**	2024	A)	**	**	2024	52% 52%	48% 48%	43
▐	* >	**			2026	* * *	**	**	2026	A >	**	**	2026	*)	**	**	2025	51%	48%	42
									Subsidy	10 dw 0.13 He 4 Ab: Pl at E48500 per u Sustai	ellings (4 Houses ctare site @(75 I Gross profit: (20' corption: 50 unit: anning gain at 10 nit (rent) & E260 abbility at E1800	6 Flats) DPH) dph. %) s p.a. 00% per unit (in per unit	termedia	ate)						

0.	10 dwellings 13 Hectare Gross Absorpti Plannin at £25000 per unit	site @(75 D profit: (20%) on: 50 units p g gain at 1009	6 Flats) PH) dph. a. unit (intermedial		dwellings .13 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	Flats) PH) dph. a. b. r unit (intermedia		dwellings 0.13 Hectare Gross Absorpt Plannir	e Area: One (4 Houses 6 site @(75 D s profit: (20%) ion: 50 units p. ng gain at 1009 (rent) & £22000 pe (ty at £1800 pe	Flats) PH) dph. a. 6 r unit (intermediate		dwellings (1.13 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009	Flats) PH) dph. .a. % er unit (intermedia		dwellings (0.13 Hectare : Gross Absorption Planning by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100%	Flats) PH) dph. a. unit (intermediat
70	40% Affo :30 (Social I	ordable Hou	using	70	40% Affo 30 (Social	rdable Hou	ısing	7/	40% Aff	ordable Hou Rent to Inte	ısing	70	40% Affo	rdable Hou	using	7	40% Affo 0:30 (Social I	rdable Hou	sing
	SHEET 1		illeulate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1		
[DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR MIDDLE	UP
2010 2011	4)	4)	* >	2010	4)	4)	4)	2010	A)	A)	A >	2010	4+	4)	4)	2010	62%	51% 51%	47% 46%
2012 2013	A)	A)	A)	2012	A)	4)	.,	2012	A)	A)	A }	2012	(♥	4)	4)	2012	74%	56% 57%	50% 50%
2013	4)	4)	4)	2013	4)	4)		2013	4)	4)	4)	2013	**	4)	4)	2013	76%	57%	50%
2015 2016		A P	A)	2015		A >	* >	2015	**	A)	A >	2015	**	4 *	4)	2015	112%	71% 70%	57% 56%
2017		A >	* >	2017		A >	* >	2017	**	A >	A P	2017	**		* >	2017	96%	67%	55%
2018 2019	1.4	A):	A)	2018	(v	A)	* >	2018	(v	A)	A >	2018	**	A)	A)	2018	87% 80%	65% 62%	53% 52%
2020	* >	* >		2020	A >	.)	* >	2020			* >	2020	4.*	A >	.,	2020	73%	60%	50%
2021 2022	A)	*)	4)	2021	A)	*)	4)	2021	* >	4)	A }	2021 2022	* >	A)	4)	2021	68% 64%	58% 56%	49% 48%
2023 2024	4)	A F	4)	2023 2024	A)	A)	4)	2023	A)	A)	A):	2023 2024	A)	A)	A)	2023	61% 60%	54% 54%	47% 46%
2025	A)	A >	* >	2025	A >	A >		2025	* >	4)	A F	2025	* >	* >	* >	2025	59%	53%	46%
2026	*)	*)	*)	2026	*)	.,	• •	2026	- V	alue Area: 0)ne	2026	*)	.,	A)	2026	58%	53%	46%
O.	10 dwellings 13 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £24000 pc ty at £1800 pe ordable Hou	6 Flats) PH) dph. a. 6 r unit (intermedial r unit	e) Subsidy	dwellings .13 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) PH) dph. a. runit (intermedia unit	te) Subsidy	409 70:30 (S Valu dwellings 0.13 Hectare Gross Absorpt Plannir (at £36000 per unit Sustainabill 40% Affe	nability at £1800 for Affordable Human for Affordab	ermediate) Flats) PH) dph. a. for unit (intermediate or unit) ssing	i) Subsidy	dwellings (.13 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. a. funit (intermedial or unit (unit (unit unit unit unit unit unit unit unit	ite) Subsid	dwellings (0.13 Hectare Gross Absorpti Plannin by at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) PH) dph. a. unit (intermediat unit sing
TEST 8	SHEET 1		illediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		
ſ	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	CTION TO AFFOR	UP
2010 2011	4)	A P	4)	2010	A)	A)	* >	2010	A >	A)	A >	2010	* >	A)	4)	2010	56% 56%	47% 47%	44% 44%
2012	* >	A >		2012	A >	A >	* >	2012	* >	A >	A F	2012	4.4	A >	A >	2012	67%	52%	47%
2013 2014	A)	A)	4)	2013 2014	A)	A)	4)	2013	A >	A)	A):	2013 2014	(*	4)	4)	2013	68% 68%	53% 53%	47% 47%
2015 2016	••	A F	4)	2015	••	A)	A)	2015	••	A)	A):	2015 2016	• •	4)	A)	2015	101%	65% 65%	54% 54%
2017	**	A >	* >	2017	(+	A >	* >	2017	**	A >	A P	2017	**	A >	* >	2017	88%	63%	52%
2018 2019	4+	A):	A)	2018	4)	4)	* >	2018	A)	A)	A }	2018	4 *	A)	A)	2018	79% 73%	61% 58%	51% 49%
2020	* >	A >	A >	2020	. >		* >	2020	* >		A >	2020	* >	. >	A >	2020	68%	56%	48%
2021 2022	A)	* >	4)	2021	A)	*)	4)	2021	*)	*)	A):	2021	* >	4)	*)	2021	64%	55% 53%	47% 46%
2023 2024	A)	A)	A)	2023	A)	A)	A)	2023 2024	A)	A)	A)	2023 2024	A)	A)	A):	2023	57% 56%	52% 51%	45% 45%
2025	A)	A >	* >	2025	A >	A >		2025	* >	A >	A F	2025	* >	* >	* >	2025	55%	51%	44%
2026	*)	* >	*)	2026	*)	.,	•)	2026	A)	alue Area: 0)ne	2026	* >	.,	.,	2026	55%	51%	44%
	O dv O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 wellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bissidy at 0 sinability at 0 rdable Hou: 0	sing		0.13 He Ab Ab Pi at £36000 per t Sustai Sustai 409 70:30 (S Val Cl Gr At Plann S Sust	ctare site @(75) Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 nability at E1800 6 Affordable Hace use Area: 0 veillings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0 unitable Hou 0	DPH) dph. %) s p.a. D0% D00 per unit (in) per unit busing ermediate)		Valu dw 0 sitt Gro Ab Planni Su Suste 0% Affoi	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0	sing
TEST 9	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1	_	TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDI		TEST	9 SHEET 1	CTION TO AFFOR	DARI F
0	DOWN	MIDDLE	UP -		DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				ő				0				0		-		0	0%	0%	0%
0			-	0	-		-	0				0		-		0	0%	0% 0%	0% 0%
0		-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0% 0%
0				0				0				0				0	0%	0%	0%
0		-	-	0	-	-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
0 0			-	0		-	-	0	-	-		0	-	-	-	0	0% 0%	0% 0%	0% 0%
0 0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
									ı	O dwellings (0, 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) vellings (0) vellings (0) vellings (0) vellings (0) vellings (0) vellings (0) vellings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	e Area: 0 allings (0) (2) (2) (3) (3) (4) (4) (5) (5) (5) (6) (6) (6) (6) (6) (6) (6) (6) (6) (6	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gree Gree Abo Plannie Suste Suste O' O' Affor 10 SHEET 1 DOWN	Subsidy at 0 Sustainability at	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	Je Area: 0 rellings (0) a cellings (0) and (0) a cellings (0) a ce		TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	le Area: 0 allings (o) (e) (e) (o) (o) (o) (o) (o) (o) (o) (o) (o) (o	
Subsi	Sustainability at E600 per unit demendate) Sustainability at E600 per unit 40% Affordable Housing 3:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 3:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sustainability at E600 per unit 40% Affordable Housing 70:30 (Social Rent to Intermediate) Sus																		
	DOWN	GREENFIELD MIDDLE	UP	2010 2011 2012 2013	11 SHEET 1	INDUSTRIAL1 MIDDLE	UP	2010 2011 2011 2012 2013 2014 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	11 SHEET 1 DOWN	INDUSTRIAL2 MIDDLE	UP A 1 A 2 A 3 A 3 A 4 A 4 A 4 A 5 A 7 A 7 A 7 A 7 A 7 A 7 A 7	2010 2011 2012 2013 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2026	DOWN	PDL MIDDLE	UP	2010 2011 2012	11 SHEET 1 REDUC	MIDDLE 60% 60% 67%	DABLE UP 53% 54% 57%
Subsi	10 dwellings 1.13 Hectare : Gross Absorption Planning dy at £0 per unit (Sustainabi	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u lity at £0 per u	5 Flats) PH) dph. a. bit (intermediate) init ising	e) Subsid	dwellings (.13 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabil	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	Flats) PH) dph. i. it (intermediate nit sing	C Subsi	Sustain 40% 70:30 (Sc Value dwellings (0.13 Hectare Gross Absorpti Plannin idy at £0 per unit (Sustainabi	nability at £600 to Affordable Ho cotal Rent to Interest Once (4 Houses 6 site @(75 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u prdable House (1000).	per unit pusing ermediate) Flats) PH) dph. a. b. init (intermediate) unit using	O Subsi	dwellings (0.13 Hectare Gross Absorpti Plannin idy at £0 per unit (Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u	Flats) PH) dph. .a. .k unit (intermediate unit using	e) Subsid	dwellings ().13 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustainabil	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per un ity at £0 per u rdable Hou	Flats) (H) dph. (I) t (intermediate) (I) t sing
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y) (Y)	GREENFIELD MIDDLE A A A A A A A A A A A A A A A A A A A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN AN	INDUSTRIAL1 MIDDLE A A A A A A A A A A A A A A A A A A A	UP	2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL2 MIDDLE 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	6 Flats)	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	PDL MIDDLE	up	2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026		CTION TO AFFOR MIDDLE 60% 60% 60% 60% 60% 60% 60% 60% 60% 60%	DABLE UP 53% 53% 53% 57% 57% 57% 65% 63% 61% 60% 58% 56% 56% 50%
								Sub	G Abso Pla osidy at E0 per un Susta 40%	etare site @(75 fross profit: (20 orption: 50 unit unning gain at 10 nit (rent) & E0 p ainability at E0 p Affordable Ho ocial Rent to Int	%) s p.a. DD% per unit (interme per unit pusing	diate)							

O Subsid	10 dwellings 0.13 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	6 Flats) PH) dph. a. 6 nit (intermediate r unit using) Subsi	dwellings (.13 Hectare : Gross Absorption Planning at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediat unit sing	e) Subsi	dwellings 1.13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	Flats) PH) dph. a. bit (intermediate) r unit	Subsid	dwellings (.13 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	Flats) PH) dph. a. init (intermediator unit unit unit unit unit unit unit unit	e) Subsid	dwellings (0.13 Hectare : Gross Absorptio Planning by at £0 per unit (r Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. t (intermediate) unit sing
IESI		GREENFIELD		IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 68%	MIDDLE 52%	UP 46%
2011 2012	A)	A }	.,	2011	A)	A)	.,	2011	A)	A)	A)	2011 2012	* >	A)	A >	2011	69%	52% 58%	46% 50%
2013	1.	* >		2013	. >	. >	A >	2013	* }	. >	* >	2013		* >	A >	2013	83%	59%	50%
2014 2015	4 *	A }	A)	2014	A) V V	4)	4)	2014	A >	A)	4)	2014 2015	**	4.4	A)	2014	83%	59%	50% 56%
2016	**	4)	4)	2016	~ ~		4)	2016		4)	4)	2016		1.4		2016	123%	73%	55%
2017 2018	**	A }	4)	2017 2018	••	A)	4)	2017 2018	••	4)	A):	2017 2018	••	4)	A)	2017	103%	68% 66%	53% 51%
2019	4 *	A >	* >	2019	A)	A >	* >	2019	A >	A >	A F	2019		* >	A >	2019	83%	62%	50%
2020 2021	A >	4)	* >	2020	A)	A)	4)	2020	* >	A)	A >	2020 2021	4.4	*)	A >	2020	76% 70%	59% 57%	48% 46%
2022	* >	* >	. >	2022	A)	. >	* >	2022	* >	* >	* >	2022	* >	* >		2022	65%	55%	45%
2023 2024	A)	41	A)	2023	A)	A)	4)	2023	A >	A)	A >	2023 2024	A >	A)	A }	2023	61% 59%	53% 52%	44% 43%
2025	A)	A):	* >	2025	A >	* >	* >	2025	* >	A)	* >	2025	* >	*	* >	2025	58%	51%	43%
2026	* >	* *	.,	2026	*)	.,	*)	2026	A >	alue Area: C	no.	2026	* >	.,	*)	2026	57%	52%	42%
O	10 dwellings 0.13 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit 40% Affo	site @(75 Di profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	6 Flats) PH) dph. a. 6 nit (intermediate r unit using) Subsi	dwellings (.13 Hectare : Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	Flats) PH) dph. a. iit (intermediat unit sing	e) Subsi	ssidy at £0 per u Sustair 40% 50:50 (S Value dwellings 1.13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabill 40% Affe	hability at £1800 of Affordable Hocalal Rent to Interest Once (4 Houses 6 site @(75 D) profit: (20%) on: 50 units p. 10 g gain at 100% (rent) & £0 per ut y at £1800 per profable Houper (1800 de 1800 per profable Houper (1800 de 1800 de 18	er unit (interme per unit pussing ermediate) Flats) PH) dph. a. b. iit (intermediate) r unit	O	dwellings (.13 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 40% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsid	dwellings (0.13 Hectare : Gross Absorptic Planning by at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	H) dph. t (intermediate) unit
	100 (Social F	Rent to Inter	rmediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inter	mediate)		100 (Social I	Rent to Inte	rmediate)		:100 (Social F	Rent to Interr	mediate)
		GREENFIELD	I			INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 41%	MIDDLE 30%	UP 25%
2011 2012	A >	**	**	2011	A)	**	**	2011	A)	**	**	2011 2012	A)	**	**	2011	41% 48%	30% 33%	26% 28%
2013	A >	* >		2013	. >	. >	* >	2013	* >	.,	A >	2013	4)	* >		2013	48%	34%	28%
2014	4.4	A }	4)	2014	A)	4)	4)	2014	A)	4)	4)	2014 2015	* *	4.)	4)	2014	48% 70%	34% 41%	28% 31%
2016	A >	* >	* >	2016	* >		* >	2016	. >	A >	A >	2016	4.*	* >		2016	66%	41%	31%
2017 2018	A)	4)	A)	2017 2018	4)	4)	4)	2017 2018	4)	A)	A)	2017 2018	4 +	*)	A)	2017	59% 52%	39% 37%	29% 28%
2019 2020	A >	* >		2019 2020	* >	A }	* >	2019	* >	*>	A >	2019 2020	* >	.)		2019	48%	35%	27%
2020	A }	* *	* *	2020	A)	4.4	4.4	2020	4)	* *	**	2020	A >	* *	**	2020	43% 40%	33% 32%	26% 25%
2022 2023	A)	**	**	2022	A)	**	**	2022	*)	**	**	2022	A)	**	**	2022	37% 34%	30% 29%	24% 23%
2024	4)		**	2024	A >			2024	* >	**	**	2024	*)	**	**	2024	33%	29%	23%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	32% 32%	28% 29%	23% 23%
TEST	O dw O site Gro Abs Plannii Su Susta	ie Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hour 0	sing	TEST	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 corption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	sing		0.13 Hei Abs Pic bisidy at E0 per u Sustain 40% 0:100 (S Vali dw O sit Gra Ab Planni Sit Sustain	ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site @(75 ctare site) with the color of the color	DPH) dph. %) s p.a. 50% er unit (intermel per unit susing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bbsidy at 0 sinability at 0 dable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) e a @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0	Ing
TEST	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFORE	DABLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	-		- 1	0				ō	- 1	- 1	-	0		-		0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0	-	-		0	-		-	0	-	-		0	0%	0%	0%
0	-		-	0				0	-		-	0				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0		-		0	-	-	-	0				0	0%	0%	0%
0				0		-	-	0		-	-	0			-	0	0%	0%	0%
0			-	0		-	-	0		-	-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-	-		0	-	-	-	0			-	0	0% 0%	0%	0% 0%
									Р	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: 0 Absorption: 0 danning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

O. Subsidy	10 dwellings 13 Hectare : Gross Absorpti Plannin; y at £0 per unit (Sustainabilit 40% Affo :30 (Social F	site @(75 D profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Ho	6 Flats) PH) dph .a. .a init (interm er unit using	ediate)	Subsid	dwellings (13 Hectare : Gross Absorptic Planning y at £0 per unit Sustainabilit 40% Affo : 30 (Social F	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	Flats) PH) dph. a. bit (intermediate unit	e) Subsi	dwellings 0.13 Hectare Gross Absorpt Plannli idy at £0 per unit Sustainabil 40% Affo 0:30 (Social	e Area: One (4 Houses 6 site @(75 E s profit: (25%) don: 50 units p ng gain at 100% (rent) & £0 per u ity at £1800 per ordable Ho Rent to Inte	Flats) PH) dph. a. 6 nit (intermediate) r unit using	Subsit	dwellings .13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo 0:30 (Social	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwellings 0.13 Hectare Gross Absorpti Plannin ly at £0 per unit (Sustainabili 40% Affo 0:30 (Social	s profit: (25%) ion: 50 units p.a ig gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	Flats) PH) dph. a. it (intermediate unit sing
TEST 1	6 SHEET 1	GREENFIELD		1	EST 1	6 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	ICTION TO AFFOR	DARI F
2010	DOWN	MIDDLE	UF		010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 55%
2010	- ;;	4)			011	- (+	4)	*)	2010		A)	A)	2010		4)	*)	2010	88%	64% 64%	55%
2012	**	* >			012	**	* >	* >	2012	* *	*>	* >	2012	* *	*>	*>	2012	109%	71%	60%
2013 2014		A)	•		013 014	~ ~	A)	A >	2013	~ ~	A)	A)	2013 2014	**	1+	A)	2013	112%	72% 73%	60% 60%
2015	**	~ ~	^		015	**	**	*>	2015	**	**	* >	2015	**	~ ~	*>	2015	184%	95%	70%
2016 2017		**	A 1		016 017	**	4 *	A)	2016	* *	1.	A):	2016 2017			A)	2016	170%	93%	68% 65%
2018	**		A 1		018 019	~ ~	A >	A)	2018	**	A >	A >	2018 2019	**	~ ~	A >	2018	128%	83%	63%
2019 2020	- ;;	A)	A		020		A >	A }	2019	• • •	A)	A)	2019		1.	4)	2019	100%	74%	61% 58%
2021 2022	**	A)	•		021 022	(v	A)	A)	2021	* *	A)	A)	2021	• •	A)	A)	2021	89%	71% 67%	56% 54%
2023	A)	A)	-		023	* >	. >		2023		4)	4)	2023	1 *	A >	A)	2023	76%	64%	53%
2024	A)	A)	A		024 025	A }	A >	* >	2024	* >	A)	A)	2024 2025	4.4	A)		2024	74%	64% 63%	52% 51%
2026	4)	4)	-		026	4)	*)	*)	2026	4)	4)	4)	2026	* * *	4)	4)	2025	71%	63%	51%
		a Area: One					Area: One		Sut	0.13 He Ab Pi osidy at E0 per v Sustai 409 70:30 (\$	nability at £180 6 Affordable H Social Rent to In e Area: One	DPH) dph. %) s p.a. 00% ber unit (interme per unit per unit per unit etermediate)	ediate)		a Area: One				e Area: One	
0.	Absorption Planning v at £0 per unit (site @(75 D profit: (17%) on: 50 units p g gain at 1009 (rent) & 60 per u	PH) dph .a. % init (interm			13 Hectare : Gross Absorption Planning	profit: (17%) on: 50 units p. g gain at 100%	PH) dph. a. bit (intermediat		0.13 Hectare Gross Absorpt Plannii	(4 Houses 6 site @(75 E s profit: (17%) dion: 50 units p ng gain at 1009 (rent) & £0 per u	PH) dph. a. 6 pit (intermediate)		.13 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	PH) dph. a. 6 nit (intermedia		D.13 Hectare Gross Absorpti Plannin by at E0 per unit (s profit: (17%) ion: 50 units p.a ig gain at 100% rent) & 60 per un	PH) dph. a. it (intermediate)
	40% Affo	Absorption: 50 units p.a. Planning gain at 100% 0 per unit (rent) & 60 per unit (intermediate) stainability at £1800 per unit \$\text{Subsidy at £0 per unit (rent) & £0 per unit (} \$\text{Subsidy at £0 per unit (rent) & £0 per unit (} \$\text{Subsidy at £0 per unit (rent) & £0 per unit (} \$\text{Subsidy at £0 per unit (} \$S								40% Aff	ity at £1800 pe ordable Ho	using		40% Affo	ty at £1800 pe ordable Hou	using		40% Affo	ty at £1800 per ordable Hou	sing
70:	:30 (Social F 7 SHEET 1	Rent to Inte	rmediat	e)	70:	30 (Social F 7 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)		17 SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
		GREENFIELD					INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	ICTION TO AFFOR	
2010	DOWN	MIDDLE	UF		010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	76%	MIDDLE 60%	UP 53%
2011	4)	A)	•		011 012	*)	4)	A)	2011	*)	A)	A)	2011 2012	(*	A)		2011	76%	60% 66%	53% 57%
2013		4)	•	2	013	- (+	4)	4)	2012	**	4)	4)	2013	**	4)	4)	2013	91%	67%	57%
1014 1015	* *	A P	•		014 015	(*	4)	* >	2014	* *	A)	A)	2014 2015	* *	A)	A)	2014	91%	67%	57% 64%
1016	- ;;	4)	-		016		4)	4)	2016		4)	4)	2016			A)	2016	129%	80%	63%
017 018	••	A)			017 018	••	A)	A)	2017	**	A)	A):	2017 2018	• •	4 *	4)	2017	111%	77%	62% 60%
019	**	*)	-	2	019	(*	A >	*)	2019		4)	4.)	2019		4)	4)	2019	92%	71%	58%
020 021	(v	A }	•		020 021	A)	A)	A }	2020	A)	4)	A):	2020 2021	4.4	A)	A)	2020 2021	84%	68% 65%	56% 54%
022	* >	A >		2	022	* >	* >		2022	* >			2022	*)	A >	* >	2022	74%	63%	52%
023 024	A)	A }	A		023 024	A)	A)	A)	2023	A >	A)	A }	2023 2024	* >	A)	A)	2023 2024	69% 67%	61%	51% 50%
025	4)	A)	-	2	025	A)	A)	4)	2025	A >	4)	4.)	2025	4)	4)	4)	2025	66%	59% 59%	50%
	0 dv	ue Area: 0 vellings (0) e @(0) dph.				dw	ie Area: 0 ellings (0) e@(0) dph.		Suk	0.13 He Ab Pi osidy at E0 per s Sustai 409 70:30 (S Vali	ellings (4 House cotare site @(75 Gross profit: (17 Gross profit: (17 Gross profit: (17 Gross profit: (18 Gross profit:	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)	dv	ue Area: 0 rellings (0) e @(0) dph.			dv	ue Area: 0 vellings (0) e @(0) dph.	
	Gro	ss profit: 0				Gro	ss profit: 0			Gr	oss profit: 0			Gro	oss profit: 0			Gro	oss profit: 0	
	Planni	sorption: 0 ng gain at 0%				Plannir	orption: 0 ng gain at 0%			Plann	bsorption: 0 iing gain at 0%			Planni	sorption: 0 ng gain at 0%			Planni	osorption: 0 ing gain at 0%	
	Susta	ubsidy at 0 ainability at 0				Susta	bsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0				ubsidy at 0 ainability at 0			Susta	ubsidy at 0 ainability at 0	
	0% Affor	rdable Hou	sing			0% Affor	dable Hous	sing		0% Affo	ordable Hou	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hous	ing
TEST 1	8 SHEET 1			,	EST 1	8 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
Г	DOWN	GREENFIELD MIDDLE	UF	,	Г	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	\dashv	DOWN	MIDDLE	DABLE UP
ŀ	- DOWN	-	-	o	,	- DOWN	-	UP _	0	- DOWN	miDDLE	- JP	0	- LOWIN	-	UP -	0	0%	0%	0%
		-	-	0			-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
}				0			-		0	-			0		-		0	0%	0%	0%
	-	-	-	o			-		0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	-	0			-		0			-	0	-	-	-	0	0%	0%	0% 0%
ŀ				0	L L				0				0				0	0%	0%	0%
Į	-	-	-	a		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
				0			-		0	-	-		0				0	0%	0%	0% 0%
· [-	-	-	o		-	-	-	0	-	-	-	0		-	-	0	0%	0%	0%
	-	-	-	0			-		0	-		-	0	-	-		0	0%	0%	0%
ŀ				a					o				0				o	0%	0%	0%
		-	-	0			-	-	0	-		-	0		-	-	0	0%	0%	0% 0%
<u>.</u>		-	1	0		•		-	<u> </u>		O dwellings (0 0 site @(0) dp Gross profit: Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n. 0 0%	<u>,-</u>		-	_		370	3,0	

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph. Gross profit: 0	0 site @(Ŏ) dph. Gross profit: 0	0 site @(Ŏ) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
0 = = =	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0%
	0			0 0% 0% 0%
ŏ		ĭ		0 0% 0% 0%
0		5 <u></u>	0 -	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	Value Area: 0	0	0 0% 0%
		0 dwellings (0) 0 site ®(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sutstainability at 0		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	O Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
				0 0% 0% 0%
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0%
0				0 0% 0% 0%
ŏ = = =		ĭ i i i	ŏ	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%		

Figure 92 – Sensitivity Testing

ubsid	5 dwellin 25 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo 100 (Social F	e Area: Two gs (5 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur ry at £1800 per ordable Hou Rent to Inter	s) PH) dph. a. bit (intermediate) unit) Subsi	5 dwellin 25 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 40% Affo 100 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £0 per un y at £1800 per prdable Hou	S) PH) dph. a. iit (intermediate unit sing) Subs	5 dwellin 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affor :100 (Social	e Area: Two ngs (5 House site @(20 Di profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) unit unit) Subsi	5 dwellin 0.25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili 40% Affor 100 (Social	s profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermediate r unit) Subsic	5 dwellin 0.25 Hectare: Gross Absorptic Planning by at £0 per unit (r. Sustainabilit 40% Affo :100 (Social F	profit: (20%) on: 50 units p.; g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	PH) dph. a. iit (intermed runit
ST 1	SHEET 1	GREENFIELD		TEST	1 SHEET 1	INDUSTRIAL1		TEST	1 SHEET 1	INDUSTRIAL2		TEST	1 SHEET 1	PDL		TEST	1 SHEET 1 REDUC	CTION TO AFFOR	DABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 42%	MIDDLE 32%	UP 28%
11	**	**	**	2011	**	**	**	2011	**	**	**	2011	· · ·	**	**	2011	43%	32%	28%
3	4)	**	**	2012 2013	A)	**	**	2012	A >	**		2012 2013	4+	**	**	2012	47% 48%	35% 36%	31% 31%
14	A >	**	**	2014	A >	**	**	2014	A >	**	**	2014	4.*	**	**	2014	48%	36%	31%
5 6	1+	A >	A)	2015 2016	A)	4)	A)	2015	* >	A)	A)	2015 2016		1.4	A)	2015	61% 59%	44%	35% 34%
7	A)	**	**	2017	A }		**	2017	* >		**	2017	~ ~	**	**	2017	55%	42%	33%
8 9	*)	**	**	2018 2019	A)	**	**	2018 2019	4.)	**	**	2018 2019	1 *	**	**	2018 2019	52% 49%	40% 39%	32% 31%
0	A)	**	**	2020	* >	**	**	2020	A >	**	**	2020	4 *	**	**	2020	45%	37%	299
2	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021	42% 40%	35% 34%	289 279
3	**	**	**	2023			**	2023			**	2023			**	2023	38%	33%	26%
5	**	**	**	2024	**	**	**	2024	**	**	**	2024	**	**	**	2024	37% 36%	32% 32%	269 259
В		**	**	2026		**	**	2026	**	**		2026	**	**	**	2026	35%	31%	259
	5 dwellin 25 Hectare : Gross Absorptio Planning y at £0 per unit (Sustainabilit	gs (5 House gs (5 House site @(20 Di profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per un y at £1800 per	S) PH) dph. a. init (intermediate) unit		5 dwellin .25 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 30 units p.a g gain at 100% (rent) & £0 per un y at £1800 per	S) PH) dph. a. iit (intermediate unit		0:100 (S Value 5 dwellir 5 dwellir 0:25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	hability at £1800 b Affordable Ho cocial Rent to Int E AFea: TWO ngs (5 House site @(20 D) is profit: (20%) lon: 30 units p. ng gain at 100% (rent) & £0 per un ty at £1800 per site 100 pe	ermediate) S) PH) dph. a. init (intermediate)		5 dwellir 0.25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	s profit: (20%) ion: 30 units p. ng gain at 1009 (rent) & £0 per u ty at £1800 pe	S) PH) dph. a. 6 nit (intermediate		5 dwellin 0.25 Hectare : Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 30 units p.: g gain at 100% ent) & £0 per un y at £1800 per	S) PH) dph. a. iit (interme
0:1	40% Affo 100 (Social F	rdable Hou Rent to Inter	mediate)	0:	40% Affo 100 (Social I	rdable Hou Rent to Inter	sing mediate)	0	40% Affo 100 (Social	rdable Hou Rent to Inter	rmediate)	0:	40% Affo 100 (Social	Rent to Inte	ising rmediate)	0	40% Affo 100 (Social F	rdable Hou Rent to Inter	i sing mediate
	SHEET 1				2 SHEET 1			TEST	2 SHEET 1				2 SHEET 1			TEST	2 SHEET 1		
Г	DOWN	GREENFIELD MIDDLE	UP	+	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
9	**	**	**	2010 2011	**	**	**	2010 2011	**	**	**	2010 2011	()	**	**	2010	42%	32%	28%
1 2	*)	**	**	2011	**	**	**	2011	**		**	2011	1 +		**	2011	43% 47%	32% 35%	28% 31%
3	*)	**	**	2013 2014	A)	**	**	2013	A)	**	**	2013 2014	4.*	**	**	2013 2014	48% 48%	36% 36%	319 319
5	1 +	* *	.,	2014	4)	4)	A.)	2014	* >	4,	*)	2014		1,	* *	2014	61%	44%	359
8 7	4 +	4)	4.4	2016 2017	A)	44	4)	2016	A >	44	4.4	2016 2017	**	4.4	* *	2016	59% 55%	43% 42%	349 339
3	4)	**		2017	4)		**	2017	* >			2017	4 +		**	2017	52%	42%	329
1	A)	**	**	2019 2020	A)	**	**	2019 2020	A >	**	**	2019 2020	1 +	**	**	2019 2020	49% 45%	39% 37%	319 299
	**	**	**	2020		**	**	2020	**		**	2020	**	**	**	2020	45%	37%	299
2	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022 2023	40%	34%	279
3	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023	38% 37%	33% 32%	269 269
5 8	**	**	**	2025	**	**	**	2025	**		**	2025	**	**	**	2025	36%	32%	259
	**	**	**	2026	**	**	**	2026	Va	alue Area: T	wo	2026	**	**	**	2026	35%	31%	259
	5 dwellin 25 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit	p Area: Two gs (5 House site @(20 Di profit: (20%) on: 70 units p. g gain at 100% (rent) & E0 per ur ty at £1800 per	S) PH) dph. a. bit (intermediate) unit		5 dwellin .25 Hectare .35 Gross Absorption .45 Planning .49 at £0 per unit i .5 Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% (rent) & £0 per un y at £1800 per	S) PH) dph. a. iit (intermediate unit	(Abbsidy at £0 per u Sustain 40% 0:100 (S Valu 5 dwellir 5.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	ctare site @(20 to stress profit: (20' to profit). (20' to profit). (30 units anning gain at 10 unit (rent) & E0 p to ability at £1800 6 Affordable Hoccial Rent to Int & Area: Two days (5 House site @(20 D) to profit: (20%) to 70 units p. g gain at 100% (rent) & E0 per ut y at £1800 per	%) is p.a. is p.a. ionova i	C	5 dwellir 0.25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	s profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe	es) PH) dph. a. init (intermediate r unit	() Subsic	5 dwellin 0.25 Hectare : Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.: g gain at 100% ent) & £0 per un y at £1800 per	S) PH) dph. a. it (interme
0:1	100 (Social F	rdable Hou Rent to Inter	mediate)		100 (Social I	rdable Hou Rent to Inter	sing mediate)	0	: 100 (Social	Rent to Inter	mediate)	0:	:100 (Social	Rent to Inte	ising rmediate)		:100 (Social F	rdable Hou Rent to Inter	ising mediate
13	SHEET 1	GREENFIELD	,	IEST	3 SHEET 1	INDUSTRIAL1		IEST	3 SHEET 1	INDUSTRIAL2	,	IEST	3 SHEET 1	PDL		IEST	3 SHEET 1 REDUC	CTION TO AFFOR	DABLE
ŀ	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	42%	MIDDLE 32%	289
.	.,	**	**	2011 2012	**	**	**	2011 2012	**	**	**	2011 2012	4 +	**	**	2011 2012	43% 47%	32% 35%	289 319
	4.)	**	**	2013	A)	**	**	2013			**	2013 2014	1.0	**	**	2013	48% 48%	36% 36%	319
	(v	A >	^ ^ ^	2015	A)	A h	A)	2015	A }	A)	A h	2015		1.4	**	2015	61%	44%	359
:	4 *	4.5	*)	2016 2017	A)	* *	4)	2016 2017	A >	^)	* *	2016 2017	**	1.4	4.7	2016 2017	59% 55%	43% 42%	349 339
	4)	**	**	2018	A)	**		2018	A >		**	2018	17	**	**	2018	52%	40%	329
3	A)	**	**	2019 2020	A >	**	**	2019 2020	* >	**	**	2019 2020	1 +	**	**	2019 2020	49% 45%	39% 37%	319 299
ļ	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021	**	**	**	2021	42% 40%	35% 34%	289 279
١,	**	**	**	2023	**	**	**	2023	* *	**	**	2023	**	**	**	2023	38%	33%	269
	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024	37% 36%	32% 32%	269 259
3	**	**	**	2026	**	**	**	2026	**	alue Area: T	**	2026	**	**	**	2026	35%	31%	259
								Sul	5 d 0.25 He (0.25 Abs Pli bsidy at E0 per u Sustain 40%	wellings (5 Hous ctare site @(20 I Gross profit: (20 i corption: 70 unit anning gain at 10 init (rent) & E0 p nability at E1800 6 Affordable Ho ocial Rent to Int	es) OPH) dph. %) s p.a. 00% er unit (interme per unit	ediate)							

	5 dwellin 25 Hectare : Gross Absorpti Plannin ly at £0 per unit (profit: (20%) on: 50 units p. ig gain at 50% rent) & £0 per u	es) PH) dph. a. nit (intermediate		dwelling 1.25 Hectare Gross Absorpti Plannir dy at £0 per unit	profit: (20%) on: 50 units p.a ig gain at 50% (rent) & £0 per un	PH) dph. a. hit (intermediate		dwellin 0.25 Hectare Gross Absorpti Planni idy at £0 per unit	profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u	S) PH) dph. a. nit (intermediate)		dwellin 25 Hectare Gross Absorpti Planni dy at £0 per unit	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u	S) PH) dph. a. nit (intermediate)		dwelling 0.25 Hectare s Gross p Absorptio Planning dy at £0 per unit (re	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un	H) dph.
	40% Affo 100 (Social F	y at £1800 pe rdable Hou Rent to Inte	ısing		40% Affo 100 (Social I	y at £1800 per rdable Hou Rent to Inter	sing		40% Affo :100 (Social	ty at £1800 pe ordable Hou Rent to Inte	ısing		40% Affo 100 (Social	ty at £1800 pe ordable Hou Rent to Inte	ısing		40% Affor 100 (Social R	at £1800 per dable Hou ent to Inter	sing
TEST -	SHEET 1	GREENFIELD	1	TEST	4 SHEET 1	INDUSTRIAL1	1	TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST		TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN +	MIDDLE	UP A A	2010	DOWN 42%	MIDDLE 32%	UP 28%
011 012		**	**	2011	**	**	**	2011	**	**	**	2011	(+	**	**	2011	42% 47%	32% 35%	28% 30%
1013	A)	**	**	2013	* >		**	2013	A >	**		2013	4.4	**	**	2013	47%	36%	31%
014 015	()	**		2014	*)	**	**	2014	* >			2014	**	4.4	**	2014	48% 60%	36% 43%	31% 35%
016	4.4	**	**	2016	A >		**	2016	* >	**	**	2016	**	0	**	2016	58%	43%	34%
017 018	4)	**	**	2017	A >	**	**	2017	A >	**	**	2017 2018	1.7	**	**	2017	55% 52%	41%	33% 32%
019	4)	**	**	2019	* >	**	**	2019	* >	**	**	2019	4+	**	**	2019	48%	38%	31%
020 021	^>	**	**	2020 2021	^ ^	**	**	2020 2021		**	**	2020 2021	4+	**	**	2020 2021	45% 42%	37% 35%	29% 28%
021		**		2021				2021	**	**		2021	**	**		2021	42%	34%	28%
1023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	38%	33%	26%
024 025	**	**	**	2024 2025	**	**	**	2024	**	**		2024 2025	**	**	**	2024 2025	36% 36%	32% 32%	26% 25%
026	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	35%	31%	25%
	5 dwellin 25 Hectare : Gross Absorption Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 rent) & £0 per u y at £1800 pe	es) PH) dph. a. 6 nit (intermediate		dwelling 25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli	profit: (20%) on: 50 units p.a g gain at 200% (rent) & £0 per un y at £1800 per	PH) dph. a. hit (intermediate		0:100 (S Value dwellin 0:25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p ig gain at 2009 (rent) & £0 per u tv at £1800 pe	pusing ermediate) 5) PH) dph. a. 6 6 6 10 init (intermediate)		dwellin .25 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u tv at £1800 pe	s) PH) dph. a. intermediate) r unit		dwelling 0.25 Hectare s Gross ¡ Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a gain at 200% ent) & £0 per un at £1800 per) H) dph. t (intermediat unit
0:	40% Affo 100 (Social F	rdable Hou	ısing	0:	40% Affo 100 (Social	rdable Hou	sing		40% Affo :100 (Social	ordable Hou	ısing	0:	40% Affo 100 (Social	ordable Hou	ısing	0	40% Affor 100 (Social R	dable Hou	sing
TEST	SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 32%	UP 28%
011	**	**	**	2011	**	**	**	2011	* *	**	**	2011	0	**	**	2011	43%	32%	28%
012 013	A)	**	**	2012 2013	A }	**	**	2012 2013	A)	**	**	2012 2013	1+	**	**	2012 2013	48% 49%	36% 36%	31% 31%
014 015	A)	**	**	2014	A }	**	**	2014	A)	**	**	2014 2015	4.4	**	**	2014 2015	49% 62%	37% 44%	31% 35%
016		**		2016	A >	A)	. >	2016	* >	*)	A >	2016		1.4	A >	2016	60%	44%	35%
017 018	A)	**	**	2017	A P	**	**	2017	A >	**	**	2017 2018		4)	**	2017 2018	56% 52%	42% 40%	33% 32%
019	<u> </u>	*	* *	2019	A P	**	**	2019	A)	**	**	2019	4+	**	**	2019	49%	39%	31%
020 021	44	**	**	2020 2021	* *	**	**	2020 2021	* *	**	**	2020 2021	4.4	**	**	2020 2021	46% 43%	37% 36%	30% 28%
022 023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	41% 39%	34% 33%	27% 26%
023		**		2024				2024	**			2023				2023	37%	32%	26%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	36% 36%	32% 32%	25% 25%
	Value	· Area: Two			Value	Area: Two		Sul	5 c 0.25 He (Abs Pl bsidy at EO per u Sustain 40% 0:100 (S	Interpretation of the control of the	ses) DPH) dph. %) s p.a. DO% Deer unit (interme) per unit susing ermediate)	ediate)	Value	e Area: Two			Value	Area: Two	
Subsidy O:	5 dwellin 25 Hectare : Gross Absorptic Planning at £48500 per unit Sustainabilit 40% Affo 100 (Social F	gs (5 House site @(20 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 pe y at £1800 pe rdable Hou	es) PH) dph. a. 6 r unit (intermedial r unit	e) Subsidy O:	dwelling 1.25 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit 40% Affo	gs (5 Houses site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediate unit	e) Subsid	dwellin 0.25 Hectare Gross Absorpti Plannit y at £48500 per unit Sustainabili 40% Affo :100 (Social	gs (5 House site @(20 D s profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £26000 pc ty at £1800 pe ordable Hou	S) PH) dph. a. 6 r unit (intermediate) r unit	Subsidy O:	dwellin .25 Hectare Gross Absorpti Plannic at £48500 per unit Sustainabili 40% Affo 100 (Social	gs (5 House: site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe prdable Hou	S) PH) dph. a. 6 r unit (intermediate r unit	() Subsid	dwelling 0.25 Hectare s Gross Absorptio Planning by at £4850 per unit (r Sustainability 40% Affor 1100 (Social R	s (5 Houses lite @(20 DF profit: (20%) n: 50 units p.a gain at 100% eat) & £26000 per y at £1800 per dable Hou) 'H) dph. unit (intermedia unit
EST	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 32%	MIDDLE 25%	UP 23%
011		**	**	2011	**	**	**	2011	**	**	**	2011 2012	4.4	**	**	2011 2012	32% 37%	26% 28%	23% 25%
013	4)	**	**	2013	4)	**	**	2013	. >	**	**	2013	- (-		**	2013	37%	28%	25%
014 015	A)	**	**	2014 2015	A }	**	**	2014 2015	A)	**	**	2014 2015	(v	**	**	2014 2015	38% 47%	29% 35%	25% 29%
016	4)	**	* *	2016	A P	**	**	2016		**	**	2016	17	**	**	2016	46%	35% 34%	29%
017 018	4)	**	**	2017 2018	A P	**		2017 2018	*)	**	**	2017 2018	1 *	**	**	2017 2018	45% 41%	33%	28% 27%
019 020	^ ^	**	**	2019 2020	* *	**	**	2019 2020	A >	**	**	2019 2020	4.4	**	**	2019 2020	39% 36%	32% 31%	26% 25%
021	**	**	**	2021	**		**	2021		**	**	2021	**	**	**	2021	35%	29%	24%
022 023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	33% 31%	28% 27%	23% 23%
024 025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	30% 30%	27% 27%	22% 22%
1026	**	**	**	2026	**	**	**	2026 Subsidy	5 d 0.25 He 0.25 He (Abs Pli at £48500 per u Sustain	elue Area: I wellings (5 Hou ctare site @(20 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & £26 nability at £180 6 Affordable H	ses) DPH) dph. %) s p.a. D0% D00 per unit (int) per unit	2026 ermedia	ate)	**	**	2026	29%	26%	22%

DOWN DOWN	Area: Two	21800 per unido el Housini de Indusirio de Interme EENFIELD INDOLE	UP AA AA AA AA AA AA	Signature Signat	000 per unit year) & 12000 per unit year) & 1	er unit busing ermediate)	0:	A L 25000 per unit	ty at £1800 pe ordable Hou	unit sing	0: TEST 2010 2011 2012 2013 2014 2015 2016 2017	at £25000 per unit (Sustainabilit 40% Affo 100 (Social F 7 SHEET 1 DOWN 4	y at £1800 per rdable Hou	unit Ising	0:	40% Affor :100 (Social R 7 SHET 1 REDUC DOWN 34% 39% 39% 40% 40% 48%	y at £1800 per rdable Hous	DABLE UP 24% 24% 26% 26% 26% 30%
DOWN Cross MIDDLE	IIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2013 2014 2015 2016 2016 2017 2018 2019 2020 2020 2020 2022 2023 2024 2025	NOUSTRIAL	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	DOWN	MIDDLE	^^ ^^ ^^ ^^ ^^	2010 2011 2012 2013 2014 2015 2016 2017	DOWN	MIDDLE	A A A A A A A A A A A A A A A A A A A	2010 2011 2012 2013 2014 2015 2016	REDUC DOWN 34% 34% 39% 39% 40% 49% 48%	MIDDLE 26% 26% 29% 30% 30% 36% 36%	UP 24% 24% 26% 26% 26% 30%	
2010 2011 2012 2013 2014 2015 2016 2017 2016 2017 2018 2017 2018 2018 2021 2022 2023 2024 2025 2026 2026 2027 2028 2028 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2020 202	Area: Two sp (20 D) sp (5 Houseset)	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	AA	2010 2011 2012 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	AA AA AA AA AA AA AA AA AA AA AA AA AA		2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	AA AA AA AA AA AA AA	***	^^ ^^ ^^ ^^ ^^	2011 2012 2013 2014 2015 2016 2017	4) 4 A	**	A A A A A A A A A A A A A A A A A A A	2011 2012 2013 2014 2015 2016	34% 34% 39% 39% 40% 49%	26% 26% 29% 30% 30% 36% 36%	24% 24% 26% 26% 26% 30%
2012	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	A A A A A A A A A A A A A A A A A A A	2012 2013 2014 2015 2016 2017 2018 2019 2029 2021 2022 2023 2024 2025	A) AA A) AA A) AA A) AA A) AA A) AA AA AA AA AA AA AA AA AA AA AA AA AA		2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	A) A) A) A) A) A) A) A) A) A) A) A) A) A	** ** ** ** ** **	AA	2012 2013 2014 2015 2016 2017	4.4	**	**	2012 2013 2014 2015 2016	39% 39% 40% 49% 48%	29% 30% 30% 36% 36%	26% 26% 26% 30%
2013	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	AA	2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	A) AA AA AA AA AA AA AA AA AA AA		2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	A) A) A) A) A) A) A) A) A) A) A) A) A) A	***	**	2013 2014 2015 2016 2017	(v) (v)	**	**	2013 2014 2015 2016	39% 40% 49% 48%	30% 30% 36% 36%	26% 26% 30%
2014	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^^	2014	A) AA AA AA AA AA AA AA AA AA AA		2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	A) A) A) A) A) A)	**	**	2014 2015 2016 2017	(v v v v v v v v v v v v v v v v v v v	**	**	2014 2015 2016	40% 49% 48%	30% 36% 36%	26% 30%
2016 - 1 2017 - 1 2018 - 1 2019 - 1 2019 - 1 2019 - 1 2020 2021 2022 2023 2024 2025 2026 2026 2026 2026 2026 2026 2026 2027 2028 202	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^^	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2025 2025 2025 2025 2025 2025 2025 2025 2025 2025 2026 20	A)	*** *** *** *** *** ***	2016 2017 2018 2019 2020 2021 2022 2023 2024	A P A P A P A P A A A A A A A A A A A A	**	**	2016 2017	(*	**	**	2016	48%	36%	
2017 - 1 2018 - 1 2019 - 1 2020 2021 2022 2023 2024 2025 2026 2026 2026 2026 2026 2026 2026 2027 2028 202	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	AA	2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	A)	*** *** *** *** ***	2017 2018 2019 2020 2021 2022 2022 2023 2024	A) A) AA AA	**	**	2017	4+						
2019 - 1 2029 - 1 2020 2021 2022 2023 2024 2025 2026 202	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^^	2018 2019 2020 2021 2022 2023 2024 2025	A)	**	2018 2019 2020 2021 2022 2023 2024	**	**	**				* *				29%
2019 2020 2021 2022 2023 2024 2025 2026 2026 2026 2026 2026 2026 2027 2028 2029 2029 2029 2029 2029 2029 2029 2029 2020	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	**	2019 2020 2021 2022 2023 2024 2025	A) AA AA AA AA AA AA AA AA	**	2019 2020 2021 2022 2023 2024	**	**		2018	- ' '	**	**	2018	46% 43%	34%	29% 28%
2020	Area: Two	ea: Two	**	2020 2021 2022 2023 2024 2025	AA AA AA AA AA	**	2021 2022 2023 2024	**			2019	1.0		**	2019	40%	34%	28%
2022 2023 2024 2025 2026 202	Area: Two gs (5 House: tite @ (20 Df	ea: Two	**	2022 2023 2024 2025		**	2022 2023 2024	• •	**	**	2020			**	2020	38%	31%	26%
Value A 2026 Value A 5 dwellings 0.25 Hectare sit Gross pr Planning g Sueduy at 12000 pr unit (re Sistamability o 0.100 (Social Re TEST 8 SHEET 1	Area: Two ss (5 Houses itle @ (20 DF	ea: Two	**	2023 2024 2025	** **	**	2023 2024			**	2021	**	**	**	2021	35%	30%	25%
Value A 5 dwellings 0.25 Hoctare sit Gross pr Absorption- 10:100 (Social Re TEST 8 SHEET 1 000WN 2010	Area: Two ss (5 Houses itle @ (20 DF	ea: Two	**	2024 2025		**	2024		**	**	2022	**	**	**	2022 2023	34%	29%	24%
Value A 5 dwellings 0.25 Hectare sit Gross pr Absorption: Planning g Subdidy at 21000 pr wild (or Sustainbullity v 0.100 (Social Sheet) TEST 8 SHEET 1 DOWN	Area: Two ss (5 Houses itle @ (20 DF	ea: Two		2025	**			**	**	**	2023 2024	**	**	**	2023	32% 31%	28% 28%	23%
Value A 5 dwellings 0.25 Hectare sit Gross pr Absorption- Planning g Subdidy at £3000 per wit (or Sustainballity v 0.100 (Social Re TEST 8 SHETT) 2010	Area: Two gs (5 House: ite @(20 DF orofit: (20%)	ea: Two	**	2026	** **	**					2025			**	2025	31%	27%	22%
5 dwellings 0.25 Hectare sit Gross pr Absorption: Planning g Subsidy at £8000 per unit (rer Sustainability a 40% Afford 0:100 (Social Re TEST 8 SHEET 1	gs (5 Houses ite @(20 DF profit: (20%)	Houses)					2026		ilue Area: 1	**	2026	**	**	**	2026	30%	27%	22%
Subsidy at £36000 per unit (rer Sustainability a 40% Afford 0:100 (Social Rei TEST 8 SHEET 1 DOWN 2010	n: 50 units p.a	: (20%)) dph.	0.25 F	Value Area: Tw dwellings (5 Hous Hectare site @(20 Gross profit: (20%	es) DPH) dph.)	T	Abs. Pla at £25000 per u Sustair 40% 0:100 (Si Value dwelling 0:25 Hectare Gross	Affordable Ho coial Rent to Interest Two gs (5 House: site @(20 D profit: (20%)	%) s p.a. 10% s p.a. 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%		Value dwelling .25 Hectare s	profit: (20%)	S) PH) dph.	C	dwelling 0.25 Hectare s Gross p	profit: (20%)	
0:100 (Social Re TEST 8 SHEET 1	gain at 100% ent) & £24000 per at £1800 per	n at 100% £24000 per unit £1800 per uni	nit	Su	Absorption: 50 units Planning gain at 100 000 per unit (rent) & £24000 istainability at £1800 p	p.a. % oer unit (intermedia er unit	te) Subsidy	Absorpti Plannin at £36000 per unit Sustainabilit	on: 50 units p. g gain at 1009 (rent) & £24000 pe ty at £1800 pe	unit (intermediate)	Subsidy	Absorption Planning at £36000 per unit (Sustainabilit	on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per	r unit (intermediate) r unit) Subsidy	Absorptio Planning y at £36000 per unit (r Sustainability	n: 50 units p.a gain at 100% rent) & £24000 per y at £1800 per	unit (intermediate) unit
TEST 8 SHEET 1 DOWN 2010				0:100	0% Affordable Ho (Social Rent to Int	ermediate)	0:	40% Affo 100 (Social	Rent to Inte	mediate)	0:	40% Affo 100 (Social F	rdable Hou	rmediate)	0:	40% Affor 100 (Social R	rdable Hous	nediate)
2010 DOWN	cit to iiitei	to interme		TEST 8 SHE		orricolate)		8 SHEET 1		mediate		8 SHEET 1	tern to miter	mediate	TEST	8 SHEET 1	iciii to iiitaii	ilediate)
2010	GREENFIELD				INDUSTRIAL	1			INDUSTRIAL2	,		,	PDL			REDUC	TION TO AFFOR	
	MIDDLE	IIDDLE	UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 33%	MIDDLE 26%	UP 23%
				2011	** **		2011		**	**	2011			**	2011	33%	26%	23%
2012	**		**	2012	A > A A		2012	A >	**	**	2012	4 🕶	**	**	2012	38%	29%	25%
2013	**			2013	*)	**	2013	* >	**	**	2013	4.4	**	**	2013	38%	29%	26%
2014	**			2014	A) AA	**	2014	A)	**	**	2014		**	**	2014 2015	39% 48%	29% 36%	26% 30%
2016	**			2016	A) AA	**	2016	A >	**	**	2016	1.	**	**	2016	47%	35%	29%
2017	••		**	2017	A > A A		2017	* >	**	**	2017	4.4	**	**	2017	45%	34%	28%
2018	**			2018	A) A A	**	2018	* >	**		2018	4+	**	**	2018	42%	34%	27%
2019	**					**	2019	**	**	**	2019 2020	4.4	**	**	2019 2020	40% 37%	32% 31%	26% 25%
2021	**			2021	** **	**	2021		**	**	2021	**	**	**	2021	35%	30%	24%
2022	**	**	**	2022	**		2022	••	**	**	2022	**	**	**	2022	33%	29%	24%
2023	**				**	**	2023	**	**	**	2023	**	**	**	2023	32%	28%	23%
2024	**			2024 2025		**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	31% 30%	27% 27%	22% 22%
2026			**	2026	** **		2026	**	**	**	2026	**		**	2026	30%	27%	22%
0 dwel 0 site 6 Gross Absor Planning	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0%	igs (0) 0) dph. ofit: 0 on: 0 in at 0%			Value Area: C dwellings (0) 0 site @(0) dpf Gross profit: 0 Absorption: 0 Planning gain at 0°	ı.	Subsidy :	5 d 0.25 Her C Abs Pla at £36000 per ui Sustair 40% 0:100 (St Vali dw 0 sitt	alue Area: 1 wellings (5 Hou tare site @(20 gross profit: (20 orption: 50 unit nning gain at 1 nit (rent) & E24 ability at E1800 & Affordable He ocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ing gain at 0%	es) OPH) dph. %) s p.a. 00% 000 per unit (integer unit	ermedia	Valu dw 0 site Gro	le Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dwe O site Gros Abs	e Area: 0 ellings (0) e (0) dph. ss proft: 0 orption: 0 g gain at 0%	
Subs	osidy at 0	at 0			Subsidy at 0			Su	ubsidy at 0			Su	bsidy at 0			Sut	bsidy at 0	
Sustaina 0% Afforda	nability at 0 dable Hous	ing at 0 le Housine	ıg	0	Sustainability at 0 % Affordable Ho	using		0% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0 dable Hous	sing		0% Affor	inability at 0 dable Hous	ing
TEST 9 SHEET 1	0		_	TEST 9 SHE	0				0				0				0	-
	GREENFIELD	ENFIELD		1E21 4 2HI	INDUSTRIAL	1	IESI	9 SHEET 1	INDUSTRIAL2		IESI	9 SHEET 1	PDL		IESI	9 SHEET 1 REDUC	TION TO AFFORI	DABLE
DOWN	MIDDLE	IIDDLE	UP		DOWN MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE	UP 0%
0 -		-	-	ō	-		ō		-	-	0			-	0	0%	0%	0%
0 _	-	-	- (0		-	0	-	-	-	0	-		-	0	0%	0%	0%
0 -		-	-	0		-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		-		0			0		-	-	0				0	0%	0%	0%
0		-	-	o			0				ó				0	0%	0%	0%
0 _		-	_	0		-	0	-	-	-	0	-		-	0	0%	0%	0%
0			_	0			0		-		0			-	0	0%	0% 0%	0% 0%
0		-		0			0				0				0	0%	0%	0%
0 _		-	-	0		-	0			-	0				0	0%	0%	0%
0				0			0				0				0	0%	0%	0% 0%
0		-	-	o			0				ó				0	0%	0%	0%
0 _	-	-	_	0		-	0	-	-	-	0	-		-	0	0%	0%	0%
U _			- 7	U			0		- /alue Area:	-	U			-	O.	0%	0%	0%
									0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 fanning gain at Subsidy at 0									

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dw O site Gro Abs Plannii Su Susta	ue Area: 0 vellings (0) vellings ve	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta	ille Area: 0 Illings (0) © (0) dph ss profit: 0 oroption: 0 g gain at 0% bisdy at 0 insuling at 0% ins	ing UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit if Francisco O's Affor	ue Area: 0 vellings (0) vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing bain at 0% ubsidy at 0 insulity at 0 ins	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) rellings re	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Ab: Plannii Su Susta 0% Affor	te Area: 0 tellings (0) (e) (e) (0) (o) (o) (o) (o) (o) (o) (o) (o) (o) (o	_
Subsi	CREENFIELD NOUSTRIAL NOUSTRIAL PDL REDUCTION TO AFFORDABLE																		
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	40% Affordable Housing 0.100 (Social Rent to Intermediate) 0.100 (DABLE UP 28% 28% 30% 31% 31% 35% 34% 32% 30% 29% 28% 27% 26% 25%			
2026	Value	Area: Two	••	2026	Value	Area: Two	••		Va 5 d 0.25 Her 0 Abso Pit osidy at E0 per u Sustal 40% 0:100 (S	alue Area: T wellings (5 Hous ctare site @(20 Gross profit: (20 corption: 50 unit unit (rent) & £0 p inability at £600 6 Affordable Ho cocial Rent to Intel a Area: Two	ses) DPH) dph. %) s p.a. D0% ober unit (interme per unit busing ermediate)		Value	e Area: Two	••	2026	Value	31%	25%
Subsi	.25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per un lity at £0 per un ardable Hou	PH) dph. a. bit (intermediate init	e) Subsid	.25 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	H) dph. i. it (intermediate hit sing) Subsi	0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainab	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u illity at £0 per u ordable Hou	PH) dph. a. bit (intermediate) unit using	Subsi 0:	0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	PH) dph. a. bit (intermediate) unit using	Subsid	0.25 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabl 40% Affo 100 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni lity at £0 per u rdable Hou:	H) dph. t (intermediate) hit sing mediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN 1	MIDDLE	UP	2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN 41% 42% 46% 47% 59% 51% 51% 54% 51% 48% 44% 42% 40% 38% 38% 35%	MIDDLE 32% 32% 35% 35% 35% 43% 42% 41% 39% 38% 36% 38% 36% 32% 31%	UP 28% 30% 31% 31% 35% 34% 32% 30% 22% 27% 26% 25%
2026	**	**	**	2026	**	**	**	2026 Sut	5 d 0.25 Her C Abs Pix osidy at E0 per u Sustr 40%	alue Area: T wellings (5 Hous ctare site @ (20 Gross profit: (20 corption: 50 unit anning gain at 11 init (rent) & £0 p ainability at £0 p is Affordable Ho ocial Rent to Int	ses) DPH) dph. %) s.p.a. DD% per unit (interme per unit	2026 diate)	**	**	**	2026	35%	31%	25%

5 dwel 0.25 Hectar Gro Absor Plant Subsidy at £0 per ur Sustainat 40% Ai	lue Area: Two llings (5 House re site @(20 Di oss profit: (20%) ption: 50 units p. ning gain at 100% nit (rent) & £0 per ur billity at £1800 per ffordable Hou al Rent to Inter	S) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	dwellin 1.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .25 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hor	es) DPH) dph. .a. a. writ (intermedia er unit using	te) Subsid	dwelling 0.25 Hectare Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hous	t (intermediate) unit sing
	GREENFIELD				INDUSTRIAL1	T			INDUSTRIAL2		1.25.		PDL	T		REDUC	CTION TO AFFORI	DABLE UP
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 75%	MIDDLE 62%	57%
2011	4.4		2011 2012	* *		**	2011	(*	**	A A	2011 2012	• • •	() v v	()	2011	75% 83%	62% 67%	57% 61%
2013	4.*	*)	2013	**	* >	* >	2013	**		* >	2013	**	**	4.4	2013	84%	68%	61%
2014	**	A)	2014 2015		4.4	4)	2014		*)	A)	2014 2015			**	2014	104%	69% 80%	61% 68%
2016	**	A.)	2016	**	4.4	A)	2016	~ ~	4.*	A)	2016	**	~ ~	**	2016	101%	79% 78%	67%
2017	**	A)	2017 2018	**	A)	4)	2017		1+	4)	2017 2018	•••		(*	2017	97% 92%	78% 75%	66% 64%
2019	(v	4)	2019 2020	* * *	A)	4)	2019	**	4)	4)	2019 2020	• •	••	(v	2019	87%	73%	62% 61%
2021	(*	4)	2021	* >	* >	* >	2021	1 *	4)	A P	2021				2021	78%	69%	59%
2022	A)	4)	2022 2023	4)	4)	4)	2022	A)	A)	4)	2022 2023	**	**	(v	2022	75%	67% 65%	58% 57%
2024	**	**	2024		**	* *	2024	* >	**		2024		Ų.	**	2024	70%	64%	56%
2025	**	**	2025 2026	*)	**	**	2025 2026	4)	**	**	2025 2026	**	**	**	2025 2026	69% 68%	64% 64%	55% 55%
2020			2020	-,			2020		lue Area: 1		2020	* * *			2020	0070	0476	33.76
5 dwel 0.25 Hectar Gro Absor Plant Subsidy at £0 per ur Sustainat 40% Ai	liue Area: Two llings (5 House re site @(20 Di oss profit: (20%) ption: 50 units p. nit (rent) & £0 per un billty at £1800 per ffordable Hou	S) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 40% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	Pic sidy at E0 per u Sustair 40% 100:0 (\$\frac{1}{2}\$ Value dwellin .25 Hectare Gross Absorpti Plannin dy at E0 per unit Sustainabili 40% Affe	hability at £1800 of Affordable Hococial Rent to Init to Expense Area: Two gs (5 House: Site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per uty at £1800 pe ordable House Area (1800 pe ordable House)	poods per unit (interme per unit (interme per unit (interme per unit pusing per mediate) per unit per unit per unit a. definit (intermediate) r unit unit	O	dwelling .25 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabillit 40% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hol	es) DPH) dph. a.a. which is a second control of the control of	te) Subsid	dwelling 0.25 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:) H) dph. t (intermediate) unit
0:100 (Socia TEST 14 SHEET 1	al Rent to Inter	mediate)		100 (Social F	Rent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)		100 (Social I	Rent to Inte	rmediate)		100 (Social F	Rent to Inter	mediate)
	GREENFIELD		IESI	14 SHEET 1	INDUSTRIAL1		IESI	14 SHEET 1	INDUSTRIAL2		IESI		PDL		IESI	14 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 97%	MIDDLE 78%	UP 68%
2011	**	A)	2011	**	A >	*>	2011	· · ·	1.	A P	2011		Ų.	**	2011	98%	78%	69%
2012	**	1 *	2012 2013	**	1 *	4)	2012		**	A)	2012 2013			**	2012	109%	84% 85%	73%
2014	* *	(+	2014	**	4.4	. >	2014	**	• •	A >	2014	**	~ ~	**	2014	111%	86%	73%
2015	**	**	2015 2016	**		4)	2015		**	(+	2015 2016			**	2015	133%	99%	81% 79%
2017	* *	(+	2017	* *	~ ~		2017	~ ~	••	A)	2017	**	~ ~	* *	2017	123%	95%	77%
2018		1 *	2018 2019	**	**	4)	2018 2019	**	**	4)	2018 2019	**		**	2018	116%	91%	75%
2020	**	*)	2020 2021	**	1+	4)	2020	**	* * *	A)	2020 2021	• •	· ·	(v	2020	102%	85% 82%	70% 68%
2022	+ ;;	A >	2022	~ ~	A)	4)	2022	~ ~	4 *		2022	**			2022	91%	79%	66%
2023	4.5	A >	2023 2024		A)	4)	2023	••	17	4)	2023 2024			(v	2023	87%	77% 75%	64%
2025	1.4	A >	2025	(+	A >	* >	2025		A >	A >	2025	**	**	4.4	2025	83%	75%	63%
2026	(*	.,	2026	* >	.,	* >	2026	· · Va	alue Area: 1	WO.	2026	**	~ ~	1+	2026	81%	74%	62%
O O s Plai	alue Area: 0 dwellings (0) site @ (0) dph. Gross profit: 0 Absorption: 0 Subsidy at 0 Subsidy at 0 Fordable Hous: 0	sing	TEST	dw O site Gro Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 torption: 0 g gain at 0% biskly at 0 inability at 0 dable Hous 0	sing		0.25 Hei Abs Pic sidy at E0 per u Sustain 40% 0:100 (S Vall dw O sit Gro Ab Planni Sit	wellings (5 Hou care site @(20 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: 50 unit init (rent) & Eq. (20 Gross profit: 6 Gross profit: 6 Gross profit: 0 gross profi	DPH) dph. %) s p.a. D0% ser unit (interme) per unit valid		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @ (0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ue Area: 0 rellings (0) a @ (0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0	ing
	GREENFIELD	1			INDUSTRIAL1				INDUSTRIAL2		1		PDL	1		REDUC	CTION TO AFFORI	DABLE
0	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 -	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0			0				o				ő				o	0%	0%	0%
0 -	-	-	0		-	-	0	-	-	-	0		-		0	0%	0%	0% 0%
0 -		-	0		-		o	-			0	-			0	0%	0%	0%
0 -		-	0				0				0				0	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			0				o				ő				o	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
o -		-	ő				o				ő	-			ō	0%	0%	0%
								Р	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: (Absorption: 0 danning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

Subsid	5 dwellin 25 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) unit) Subsid	dwelling .25 Hectare .25 Gross Absorptio .25 Planning .26 per unit (.27 Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	i. it (intermediate unit sing	e) Subsi	dwellin 0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) r unit	Subsi 0:	dwelling 1.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate unit unit unit unit unit unit unit unit	s) Subsic	dwelling 0.25 Hectare s Gross Absorptic Planning dy at £0 per unit (n Sustainability 40% Affo 0:100 (Social F	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou: Rent to Interi	t (intermediate) unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE
2010	* >	**	**	2010	* >	* *	**	2010	* >	**	**	2010	* *	**	**	2010	41%	31%	27%
2011	A)		**	2011 2012	A)	**	**	2011	A >	**	**	2011 2012	(v	**	**	2011	42% 49%	32% 35%	27% 30%
2012	4)			2012	A)	**	**	2012	A)	**	**	2012		**	**	2012	49%	36%	30%
2014	* >	**	**	2014	*>	**	**	2014	* >	**	**	2014	**	* *	**	2014	50%	36%	30%
2015 2016	**	*)	*)	2015	A)	A)	* >	2015	1 *	A)	A)	2015 2016	**	4.4	4)	2015	64%	44%	35% 34%
2017	4.4	* >	* >	2017	A)	A)	A)	2017	A >	A >	A P	2017	**	4.*	A)	2017	58%	42%	33%
2018	* >	A P	* >	2018	A }	A >	* >	2018	* >	A }	* >	2018	**	4.4	A >	2018	54%	40%	31%
2019 2020	A)	**	**	2019 2020	A)	**	**	2019	A >	**	**	2019 2020	1.	**	**	2019	50% 46%	38% 37%	30% 28%
2021	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	4.4	**	**	2021	43%	35%	27%
2022 2023	* *	**	**	2022 2023	**	**	**	2022	* *	**	**	2022 2023	4.4	**	**	2022	40% 38%	34% 32%	26% 25%
2023	**		**	2023	**	**	**	2023	**	**	**	2023		**	**	2023	36%	31%	24%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	36%	31%	24%
2026	**	**		2026	**	**	**	2026	* * V	ilue Area: T	14/0	2026	**	**	**	2026	35%	31%	24%
	5 dwellin	Area: Two	s)		Value dwelling	Area: Two	.)		0.25 Her C Abs Plate bsidy at E0 per u Sustain 40% 0:100 (S Value dwellin	Affordable Ho ocial Rent to Inte Area: Two qs (5 Houses	OPH) dph. 36) s p.a. 300% eer unit (interme per unit sussing eermediate)		Value dwellin	e Area: Two	5)		Value dwelling	Area: Two)
5 dwellings (5 Houses) 0.25 Hectare site @(20 DPH) dph. Gross profit: (17%) Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 100% Subsidy at 0 per unit (rem) & 0 per unit (r															t (intermediate)				
Sustainability at £1800 per unit 40% Affordable Housing 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate) 0.100 (Social Rent to Intermediate)															sing mediate)				
] ,	DOM		Lin	4	DOMA		. un	4	DOM		Lin.	4	DOWN		110	4			
			UP		DOWN		UP ▲ ▲				UP ▲ ▲		DOWN →	MIDDLE	UP ▲ ▲		42%	32%	
													**						
2012	4)	**	**	2012	4)	**	**	2012	4)	**	**	2012	1 +	**	**	2012	47%	36%	31%
2014	* >	**	**	2014	A)	**	**	2014	* >	**	**	2014	4.4	**	**	2014	47%	37%	31%
2015 2016	4 *	**	**	2015 2016	A)	**	**	2015 2016	A >	**	**	2015 2016	**	**	**	2015	59% 57%	43% 43%	35% 34%
2016	4)		**	2017	4)	**	**	2016	*)	**	**	2016	1 +	**	**	2016	53%	43%	33%
2018	A)	**	**	2018	*>	**	**	2018	* >	**	**	2018	4 +	**	**	2018	51%	40%	32%
2019 2020	**		**	2019	**	**	**	2019	* *	**	**	2019 2020	4.4	**	**	2019	48% 45%	39% 37%	31% 30%
2021				2021			**	2021	**			2021		**	**	2021	42%	36%	29%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	40%	34%	28%
2023 2024	**	**	**	2023 2024	**	**	**	2023	**	**	**	2023 2024	**	**	**	2023	38% 37%	33% 32%	27% 26%
2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	36% 36%	32% 32%	26% 26%
		Area: Two				Area: Two		Sul	5 d 0.25 Her 0 Abs Pit bsidy at E0 per u Sustair 40% 0:100 (S	Affordable Ho ocial Rent to Inter Area: Two	pes) DPH) dph. %) s p.a. DO% per unit (interme per unit pussing permediate)		Value	a Area: Two			Value	Area: Two	
Subsidy 10	25 Hectare s Gross Absorptio Plannin at £48500 per unit (Sustainabilii	profit: (25%) on: 30 units p. g gain at 50% (rent) & £26000 per ty at £600 per rdable Hou	PH) dph. a. unit (intermediate unit sing	Subsidy	.25 Hectare : Gross Absorptio Plannin at £48500 per unit : Sustainabili	profit: (25%) on: 30 units p.a g gain at 50% rent) & £26000 per ty at £600 per rdable Hou	PH) dph. unit (intermediate unit sing	e) Subsidy	0.25 Hectare Gross Absorpti Plannii y at £48500 per unit Sustainabil	profit: (25%) on: 30 units p. ng gain at 50% (rent) & £26000 per ity at £600 per ordable Hou	PH) dph. a. runit (intermediate unit sing	Subsidy	Absorpti Plannir at £48500 per unit Sustainabil	profit: (25%) on: 30 units p. ng gain at 50% (rent) & £26000 per lity at £600 per ordable Hou	a. r unit (intermediat unit using	e) Subsid	0.25 Hectare 9 Gross Absorptio Plannin by at £48500 per unit (Sustainabilii	profit: (25%) on: 30 units p.a g gain at 50% rent) & £26000 per ty at £600 per u rdable Hou:	H) dph unit (intermediate) unit
] .		GREENFIELD		1		INDUSTRIAL1		4		INDUSTRIAL2		1		PDL		4	REDUC	TION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 0%	MIDDLE 0%	UP 0%
2011	A)			2011				2011				2011			-	2011	0%	0%	0%
2012	4+	41	*)	2012	-	-	-	2012	-	-	-	2012	-	-	-	2012	0%	0%	0%
2013 2014	(v	*)	*>	2013		-	-	2013	-	-	-	2013 2014		-		2013	0%	0%	0%
2015	**	1.	4)	2015				2015				2015			-	2015	0%	0%	0%
2016		(+	*>	2016		-	-	2016	-	-	-	2016	-	-	-	2016	0%	0%	0%
2017 2018		(+	A)	2017	-	-	-	2017	-	-	-	2017 2018	-	-	-	2017	0%	0%	0% 0%
2018		A)	4)	2018				2018				2018				2018	0%	0%	0%
2020	4.4	* >	* >	2020			-	2020				2020			-	2020	0%	0%	0%
2021	, .	**	4)	2021	-	-	-	2021	-	-	-	2021 2022	-	-	-	2021	0%	0%	0%
2022	4)			2022			-	2022				2022		-	-	2022	0%	0%	0%
2024	4)	**	**	2024			-	2024				2024		-	-	2024	0%	0%	0%
2025	A)	**	**	2025		-	-	2025	_	-	-	2025	_	-	-	2025	0%	0%	0%
2026			**	2026	-	-	-	2026 Subsidy	5 d 0.25 Her 0 Abs Pl at £48500 per u Sustai 40%	alue Area: T wellings (5 House ctare site @(20 Gross profit: (25 corption: 30 unit anning gain at 5 init (rent) & E260 nability at E600 of Affordable Ho ocial Rent to Int	ies) DPH) dph. %) s p.a. 0% 000 per unit (int per unit	2026	ate)	-	-	2026	J%	078	0%

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0	Value Area: 0			
0 site @(0) dph. Gross profit: 0	dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
Gross profit: 0	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0	0 -	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0%
0				0 0% 0% 0%
0	0 -	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
ŏ = = =		0	ĭ I I	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0		0 0% 0% 0%
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0%		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0		
Value Area: 0	Value Area: 0	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0
0 dwellings (0)	dwellings (0)			
		0 site @(0) dph	0 site @(0) dob	dwellings (0)
O site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidility at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainbality at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustaidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidiability at 0 0% Affordable Housing TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing OTEST 20 SHEET 1	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BNDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustaidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidiability at 0 0% Affordable Housing TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing OTEST 20 SHEET 1	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BNDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	O site ® (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing Debugger of the Common of
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidivation O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST ZO SHEET 1 O DOWN MODE UP O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing OTEST 20 SHEET 1 DOWN MODLE UP O	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 DOWN MIDUSTRIAL2 DOWN MIDUS UP	O sitle @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MMDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oscillationary of 0 Oscillationary of 0 TEST 20 SHEET 1 BEDUCTION TO AFFORDABLE DOWN MINDEL UP 0 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE DOWN MIDDLE DOWN INDLE DOWN IND	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MODUS UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRUAL2 OWN MIDDLE UP 0 0	O sitle @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MMDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHET 1 CONTROL TO AFFORDABLE REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE O DOWN DOWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRUAL2 OWN MIDDLE UP 0 0	O sitle @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MMDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHET 1 CONTROL TO AFFORDABLE REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE O DOWN DOWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MODEL UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing OTEST 20 SHEET 1 CREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O' TEST 20 SHEET 1 DOWN MODLE UP O O O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MODUS UP 0 0 0 0	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswarian at 0% Oswarian at 0% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 OCWN MICOLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O TEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable H	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MICOLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEFT 1 DOWN MOCKE UP O DWN MOCKE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable H	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordale Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MINDOLE DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MONE DOWN MODEL DOWN MOD
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 COWN MCCLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 MOUSTRUL2 OWN MICCLE UP O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sudsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUT REDUCTION TO AFFORDABLE DOWN MICCLE UP OF ON ON ON ON O ON ON ON ON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 OOWN MODE UP O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON

Figure 93 – Sensitivity Testing

Subsid	5 dwellin 25 Hectare : Gross Absorpti Plannin y at £0 per unit (Sustainabilit 40% Affo	e Area: Two gs (5 House site @(20 Di) profit: (20%) on: 50 units p g gain at 100% (rent) & E0 per ur yy at £1800 per grdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) unit) Subsit	5 dwelling 25 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	PH) dph. i. it (intermediate unit sing	e) Subsi	5 dwellin 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 40% Affo	e Area: Two ngs (5 House site @(20 Di profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per ur ty at £1800 per prodable Hou Rent to Inter	S) PH) dph. a. hit (intermediate) unit	Subsi 0:	5 dwellin 25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. init (intermediate) r unit using	Subsid	5 dwelling 0.25 Hectare s Gross I Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a gain at 100% ent) & £0 per uni y at £1800 per rdable Hou:	H) dph. t (intermediate) unit sing
		GREENFIELD	,			INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	TION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP.	2010	DOWN 42%	MIDDLE 32%	UP 28%
2011 2012	**	**	**	2011	**	**	**	2011	**		**	2011	()	**	**	2011	43%	32%	28%
2012	4)	**	**	2012 2013	4)	**	**	2012	4)	**	**	2012 2013	4 *	**	**	2012 2013	47% 48%	35% 36%	31% 31%
2014	A)	**	**	2014		**		2014	* >	**	**	2014	4.4	**	**	2014	48%	36%	31%
2015 2016	1+	A)	4)	2015 2016	A)	4)	4)	2015 2016	A)	4)	A)	2015 2016	**	1 *	4)	2015 2016	61% 59%	44% 43%	35% 34%
2017	4)	**	**	2017	A >	**		2017	* >		**	2017	• •	**	**	2017	55%	42%	33%
2018 2019	4)	**	**	2018 2019	A >	**	**	2018	A }	**	**	2018 2019	1.4	**	**	2018 2019	52% 49%	40% 39%	32% 31%
2020	* >	**	**	2020	4.)	**	**	2020	* >	**	**	2020	4.4	**	**	2020	45%	37%	29%
2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	**	**	**	2021 2022	42% 40%	35% 34%	28% 27%
2023	**	**	••	2023	**		**	2023	**		**	2023	**	**		2023	38%	33%	26%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	37% 36%	32% 32%	26% 25%
2026	**	**	**	2026	**	**	**	2026	**	AA alue Area: T	**	2026	**	**	**	2026	35%	31%	25%
Substitute Sub																			
	40% Affordable Housing 0.100 (Social Rent to Intermediate) 0.100 (0	:100 (Social R	ent to Inter	mediate)
IESI 2	SHEELL	GREENFIELD		IESI .	2 SHEET I	INDUSTRIAL1		IESI	2 SHEET I	INDUSTRIAL2		IESI	2 SHEET I	PDL		IESI		TION TO AFFORI	DABLE
2010				2010	DOWN	MIDDLE		2010		MIDDLE		2010	DOWN			2010	DOWN	MIDDLE	UP
2011	**	**	**	2011	**	**	**	2011	**		**	2011		**	**	2011	43%	32%	28%
2012 2013	A)	**	**	2012 2013	* *	**	**	2012	A >		**	2012 2013	4 *	**	**	2012 2013	47% 48%	35% 36%	31% 31%
2014	* >	**	**	2014	.)	**	**	2014		**	**	2014	4.4	**	**	2014	48%	36%	31%
2015 2016	(v	A }	4)	2015 2016	* >	A)	* >	2015	A)	4)	A >	2015 2016	**	1 *	4)	2015 2016	61% 59%	44% 43%	35% 34%
2017	* >	**	**	2017	* >	**	**	2017	* >		**	2017	• •	**		2017	55%	42%	33%
2018 2019	4)	**	**	2018 2019	4)	**	**	2018 2019	A >	**	**	2018 2019	(v	**	**	2018 2019	52% 49%	40% 39%	32% 31%
2020	* >	**	**	2020	* >		**	2020	* >		**	2020	4.*			2020	45%	37%	29%
2021 2022	**	**	**	2021 2022	**	**	**	2021	**	**	**	2021 2022	**	**	**	2021	42% 40%	35% 34%	28% 27%
2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	38%	33%	26%
2024 2025	**	**	**	2024 2025	**	**	**	2024	**	**	**	2024 2025	**	**	**	2024	37% 36%	32% 32%	26% 25%
2026	**	**	**	2026	**	**	**	2026	**	AA alue Area: T	**	2026	**	**	**	2026	35%	31%	25%
Subsid	5 dwellin 25 Hectare : Gross Absorptic Planning y at £0 per unit (Sustainabilit 40% Affo	e Area: Two gs (5 House site @(20 Di profit: (20%) on: 70 units p. g gain at 100% (rent) & E0 per ur ya at £1800 per urdable Hou	S) PH) dph. a. bit (intermediate) unit) Subsid	5 dwelling .25 Hectare so Gross Absorption Planning dy at £0 per unit (Sustainability 40% Affo	profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. It (intermediate unit sing	() Subs	0.25 He (Abs Pil Sustain 40% 0.100 (Value 5 dwellir 0.25 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabilii 40% Affe	wellings (5 Hous care site @(20 tare site and tare site and tare site and tare site and tare site @(20 tare site @(20 tare site @(20 tare site @(20 tare site and tare site @(20 tare site and t	DPH) dph. (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)	O	5 dwellin 25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 40% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsid	5 dwelling 0.25 Hectare s Gross Absorptio Planning dy at £0 per unit (re Sustainability 40% Affoi	orofit: (20%) n: 70 units p.a gain at 100% ent) & £0 per uni at £1800 per rdable Hou:	H) dph. t (intermediate) unit
TEST 3	SHEET 1	Rent to Inter	mediate)	TEST	100 (Social F 3 SHEET 1		mediate)	TEST	3 SHEET 1	Rent to Inter	mediate)		3 SHEET 1		mediate)		3 SHEET 1		
1	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	1	REDUC	TION TO AFFORI MIDDLE	DABLE UP
2010 2011	A A	A A	**	2010 2011	A A	A A	**	2010 2011	A A	A A	A A	2010 2011	()	A A	A A	2010 2011	42% 43%	32% 32%	28% 28%
2012	* >	**	**	2012	A P	**	**	2012	* >	**	**	2012	- (-	**	**	2012	47%	35%	31%
2013 2014	A)	**	**	2013 2014	A >	**	**	2013 2014	A)	**	**	2013 2014	1 +	**	**	2013 2014	48% 48%	36% 36%	31% 31%
2015 2016	1 +	A)	* * * * * * * * * * * * * * * * * * * *	2015 2016	4)	A)	*)	2015 2016	A)	4)	* * *	2015 2016	**	1 *	**	2015 2016	61% 59%	44% 43%	35% 34%
2017 2018	A)	**	**	2017	A)	**	**	2017	A)	**	**	2017		**	**	2017	55% 52%	42% 40%	33%
2019	4)	**	**	2019	* >	**	**	2019	*)	**	**	2019	1 +	**	**	2019	49%	39%	31%
2020 2021	* *	**	**	2020 2021	**	**	**	2020 2021	* *	**	**	2020 2021	4.4	**	**	2020 2021	45% 42%	37% 35%	29% 28%
2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	40% 38%	34% 33%	27% 26%
2024	**	**	**	2024	**		**	2024	**		**	2024	**		**	2024	37%	32%	26%
2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	36% 35%	32% 31%	25% 25%
								Sul	5 o 0.25 He (0.25 Abs Phosidy at E0 per u Sustain 40%	Alue Area: T hwellings (5 Hous Cares site @ (20 I Gross profit: (20) corption: 70 unit: anning gain at 10 init (rent) & EO p haability at £1800 b Affordable Ho locial Rent to Int	es) OPH) dph. %) s p.a. 00% er unit (interme per unit	ediate)							

	5 dwellin 25 Hectare : Gross Absorpti Plannin ly at £0 per unit (profit: (20%) on: 50 units p. ig gain at 50% rent) & £0 per u	es) PH) dph. a. nit (intermediate		dwelling 1.25 Hectare Gross Absorpti Plannir dy at £0 per unit	profit: (20%) on: 50 units p.a ig gain at 50% (rent) & £0 per un	PH) dph. a. hit (intermediate		dwellin 0.25 Hectare Gross Absorpti Planni idy at £0 per unit	profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u	S) PH) dph. a. nit (intermediate)		dwellin 25 Hectare Gross Absorpti Planni dy at £0 per unit	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u	S) PH) dph. a. nit (intermediate)		dwelling 0.25 Hectare s Gross p Absorptio Planning dy at £0 per unit (re	orofit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un	H) dph.
	40% Affo 100 (Social F	y at £1800 pe rdable Hou Rent to Inte	ısing		40% Affo 100 (Social I	y at £1800 per rdable Hou Rent to Inter	sing		40% Affo :100 (Social	ty at £1800 pe ordable Hou Rent to Inte	ısing		40% Affo 100 (Social	ty at £1800 pe ordable Hou Rent to Inte	ısing		40% Affor 100 (Social R	at £1800 per dable Hou ent to Inter	sing
TEST -	SHEET 1	GREENFIELD	1	TEST	4 SHEET 1	INDUSTRIAL1	1	TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST		TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN +	MIDDLE	UP A A	2010	DOWN 42%	MIDDLE 32%	UP 28%
011 012		**	**	2011	**	**	**	2011	**	**	**	2011	(+	**	**	2011	42% 47%	32% 35%	28% 30%
1013	A)	**	**	2013	* >		**	2013	A >	**		2013	4.4	**	**	2013	47%	36%	31%
014 015	()	**		2014	*)	**	**	2014	* >			2014	**	4.4	**	2014	48% 60%	36% 43%	31% 35%
016	4.4	**	**	2016	A >		**	2016	* >	**	**	2016	**	0	**	2016	58%	43%	34%
017 018	4)	**	**	2017	A >	**	**	2017	A >	**	**	2017 2018	1.7	**	**	2017	55% 52%	41%	33% 32%
019	4)	**	**	2019	* >	**	**	2019	* >	**	**	2019	4+	**	**	2019	48%	38%	31%
020 021	^>	**	**	2020 2021	^ ^	**	**	2020 2021		**	**	2020 2021	4 *	**	**	2020 2021	45% 42%	37% 35%	29% 28%
021		**		2021				2021	**	**		2021	**	**		2021	42%	34%	28%
1023	**	**	**	2023	**	**	**	2023	**	**	**	2023	**	**	**	2023	38%	33%	26%
024 025	**	**	**	2024 2025	**	**	**	2024	**	**		2024 2025	**	**	**	2024 2025	36% 36%	32% 32%	26% 25%
026	**	**	**	2026	**	**	**	2026	**	alue Area:	**	2026	**	**	**	2026	35%	31%	25%
	5 dwellin 25 Hectare : Gross Absorption Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 2009 rent) & £0 per u y at £1800 pe	es) PH) dph. a. 6 nit (intermediate		dwelling 25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli	profit: (20%) on: 50 units p.a g gain at 200% (rent) & £0 per un y at £1800 per	PH) dph. a. hit (intermediate		0:100 (S Value dwellin 0:25 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili	profit: (20%) ion: 50 units p ig gain at 2009 (rent) & £0 per u tv at £1800 pe	pusing ermediate) 5) PH) dph. a. 6 6 6 10 init (intermediate)		dwellin .25 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u tv at £1800 pe	s) PH) dph. a. intermediate) r unit		dwelling 0.25 Hectare s Gross ¡ Absorptio Planning dy at £0 per unit (re Sustainability	orofit: (20%) n: 50 units p.a gain at 200% ent) & £0 per un at £1800 per) H) dph. t (intermediat unit
0:	40% Affo 100 (Social F	rdable Hou	ısing	0:	40% Affo 100 (Social	rdable Hou	sing		40% Affo :100 (Social	ordable Hou	ısing	0:	40% Affo 100 (Social	ordable Hou	ısing	0	40% Affor 100 (Social R	dable Hou	sing
TEST	SHEET 1	GREENFIELD		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	TION TO AFFOR	
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 32%	UP 28%
011	**	**	**	2011	**	**	**	2011	* *	**	**	2011	0	**	**	2011	43%	32%	28%
012 013	A)	**	**	2012 2013	A }	**	**	2012 2013	A)	**	**	2012 2013	1+	**	**	2012 2013	48% 49%	36% 36%	31% 31%
014 015	A)	**	**	2014	A }	**	**	2014	A)	**	**	2014 2015	4.4	**	**	2014 2015	49% 62%	37% 44%	31% 35%
016		**		2016	A >	A)	. >	2016	* >	*)	A >	2016		1.4	A >	2016	60%	44%	35%
017 018	A)	**	**	2017	A P	**	**	2017	A >	**	**	2017 2018		4)	**	2017 2018	56% 52%	42% 40%	33% 32%
019	<u> </u>	*	* *	2019	A P	**	**	2019	A)	**	**	2019	4+	**	**	2019	49%	39%	31%
020 021	44	**	**	2020 2021	* *	**	**	2020 2021	* *	**	**	2020 2021	**	**	**	2020 2021	46% 43%	37% 36%	30% 28%
022 023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	41% 39%	34% 33%	27% 26%
023		**		2024				2024	**			2023				2023	37%	32%	26%
025 026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	36% 36%	32% 32%	25% 25%
	Value	· Area: Two			Value	Area: Two		Sul	5 c 0.25 He (Abs Pl bsidy at EO per u Sustain 40% 0:100 (S	Interpretation of the control of the	ses) DPH) dph. %) s p.a. DO% Deer unit (interme) per unit susing ermediate)	ediate)	Value	e Area: Two			Value	Area: Two	
Subsidy O:	5 dwellin 25 Hectare : Gross Absorptic Planning at £48500 per unit Sustainabilit 40% Affo 100 (Social F	gs (5 House site @(20 D profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 pe y at £1800 pe rdable Hou	es) PH) dph. a. 6 r unit (intermedial r unit	e) Subsidy O:	dwelling 1.25 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabilit 40% Affo	gs (5 Houses site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	PH) dph. a. unit (intermediate unit	e) Subsid	dwellin 0.25 Hectare Gross Absorpti Plannit y at £48500 per unit Sustainabili 40% Affo :100 (Social	gs (5 House site @(20 D s profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £26000 pc ty at £1800 pe ordable Hou	S) PH) dph. a. 6 r unit (intermediate) r unit	Subsidy O:	dwellin .25 Hectare Gross Absorpti Plannic at £48500 per unit Sustainabili 40% Affo 100 (Social	gs (5 House: site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe prdable Hou	S) PH) dph. a. 6 r unit (intermediate r unit	() Subsid	dwelling 0.25 Hectare s Gross Absorptio Planning by at £4850 per unit (r Sustainability 40% Affor 1100 (Social R	s (5 Houses lite @(20 DF profit: (20%) n: 50 units p.a gain at 100% eat) & £26000 per y at £1800 per dable Hou) 'H) dph. unit (intermedia unit
EST	SHEET 1	GREENFIELD		TEST	6 SHEET 1	INDUSTRIAL1		TEST	6 SHEET 1	INDUSTRIAL2		TEST	6 SHEET 1	PDL		TEST	6 SHEET 1 REDUC	TION TO AFFOR	DABLE
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP A A	2010	DOWN 32%	MIDDLE 25%	UP 23%
011		**	**	2011	**	**	**	2011	**	**	**	2011 2012	4.4	**	**	2011 2012	32% 37%	26% 28%	23% 25%
013	4)	**	**	2013	4)	**	**	2013	* >	**	**	2013	- (-	**	**	2013	37%	28%	25%
014 015	A)	**	**	2014 2015	A }	**	**	2014 2015	A)	**	**	2014 2015	(v	**	**	2014 2015	38% 47%	29% 35%	25% 29%
016	4)	**	* *	2016	A P	**	**	2016		**	**	2016	17	**	**	2016	46%	35% 34%	29%
017 018	4)	**	**	2017 2018	A P	**		2017 2018	*)	**	**	2017 2018	1 *	**	**	2017 2018	45% 41%	33%	28% 27%
019 020	^ ^	**	**	2019 2020	* *	**	**	2019 2020	A >	**	**	2019 2020	4.4	**	**	2019 2020	39% 36%	32% 31%	26% 25%
021	**	**	**	2021	**		**	2021		**	**	2021	**	**	**	2021	35%	29%	24%
022 023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	**	**	**	2022 2023	33% 31%	28% 27%	23% 23%
024 025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	30% 30%	27% 27%	22% 22%
1026	**	**	**	2026	**	**	**	2026 Subsidy	5 d 0.25 He 0.25 He (Abs Pli at £48500 per u Sustain	elue Area: I wellings (5 Hou ctare site @(20 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & £26 nability at £180 6 Affordable H	ses) DPH) dph. %) s p.a. D0% D00 per unit (int) per unit	2026 ermedia	ate)	**	**	2026	29%	26%	22%

DOWN DOWN	Area: Two	21800 per unido el Housini de Indusirio de Interme EENFIELD INDOLE	UP AA AA AA AA AA AA	Signature Signat	000 per unit year) & 12000 per unit year) & 1	er unit busing ermediate)	0:	A L 25000 per unit	ty at £1800 pe ordable Hou	unit sing	0: TEST 2010 2011 2012 2013 2014 2015 2016 2017	at £25000 per unit (Sustainabilit 40% Affo 100 (Social F 7 SHEET 1 DOWN 4	y at £1800 per rdable Hou	unit Ising	0:	40% Affor :100 (Social R 7 SHET 1 REDUC DOWN 34% 39% 39% 40% 40% 48%	y at £1800 per rdable Hous	DABLE UP 24% 24% 26% 26% 26% 30%
DOWN Cross MIDDLE	IIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2013 2014 2015 2016 2016 2017 2018 2019 2020 2020 2020 2022 2023 2024 2025	NOUSTRIAL	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	DOWN	MIDDLE	^^ ^^ ^^ ^^ ^^	2010 2011 2012 2013 2014 2015 2016 2017	DOWN	MIDDLE	A A A A A A A A A A A A A A A A A A A	2010 2011 2012 2013 2014 2015 2016	REDUC DOWN 34% 34% 39% 39% 40% 49% 48%	MIDDLE 26% 26% 29% 30% 30% 36% 36%	UP 24% 24% 26% 26% 26% 30%	
2010 2011 2012 2013 2014 2015 2016 2017 2016 2017 2018 2017 2018 2018 2021 2022 2023 2024 2025 2026 2026 2027 2028 2028 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2029 2020 202	Area: Two sp (20 D) sp (5 Houseset)	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	AA	2010 2011 2012 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	AA AA AA AA AA AA AA AA AA AA AA AA AA		2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	AA AA AA AA AA AA AA	***	^^ ^^ ^^ ^^ ^^	2011 2012 2013 2014 2015 2016 2017	4) 4 A	**	A A A A A A A A A A A A A A A A A A A	2011 2012 2013 2014 2015 2016	34% 34% 39% 39% 40% 49%	26% 26% 29% 30% 30% 36% 36%	24% 24% 26% 26% 26% 30%
2012	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	A A A A A A A A A A A A A A A A A A A	2012 2013 2014 2015 2016 2017 2018 2019 2029 2021 2022 2023 2024 2025	A) AA A) AA A) AA A) AA A) AA A) AA AA AA AA AA AA AA AA AA AA AA AA AA		2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	A) A) A) A) A) A) A) A) A) A) A) A) A) A	** ** ** ** ** **	AA	2012 2013 2014 2015 2016 2017	4.4	**	**	2012 2013 2014 2015 2016	39% 39% 40% 49% 48%	29% 30% 30% 36% 36%	26% 26% 26% 30%
2013	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	AA	2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	A) AA AA AA AA AA AA AA AA AA AA		2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	A) A) A) A) A) A) A) A) A) A) A) A) A) A	***	**	2013 2014 2015 2016 2017	(v) (v)	**	**	2013 2014 2015 2016	39% 40% 49% 48%	30% 30% 36% 36%	26% 26% 30%
2014	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^^	2014	A) AA AA AA AA AA AA AA AA AA AA		2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024	A) A) A) A) A) A)	**	**	2014 2015 2016 2017	(v v v v v v v v v v v v v v v v v v v	**	**	2014 2015 2016	40% 49% 48%	30% 36% 36%	26% 30%
2016 - 1 2017 - 1 2018 - 1 2019 - 1 2019 - 1 2019 - 1 2020 2021 2022 2023 2024 2025 2026 2026 2026 2026 2026 2026 2026 2027 2028 202	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^^	2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2025 2025 2025 2025 2025 2025 2025 2025 2025 2026 20	A)	*** *** *** *** *** ***	2016 2017 2018 2019 2020 2021 2022 2023 2024	A P A P A P A P A A A A A A A A A A A A	**	**	2016 2017	(*	**	**	2016	48%	36%	
2017 - 1 2018 - 1 2019 - 1 2020 2021 2022 2023 2024 2025 2026 2026 2026 2026 2026 2026 2026 2027 2028 202	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	AA	2017 2018 2019 2020 2021 2022 2022 2023 2024 2025	A)	*** *** *** *** ***	2017 2018 2019 2020 2021 2022 2022 2023 2024	A) A) AA AA	**	**	2017	4+						
2019 - 1 2029 - 1 2020 2021 2022 2023 2024 2025 2026 202	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	^^	2018 2019 2020 2021 2022 2023 2024 2025	A)	**	2018 2019 2020 2021 2022 2023 2024	**	**	**				* *				29%
2019 2020 2021 2022 2023 2024 2025 2026 2026 2026 2026 2026 2026 2027 2028 2029 2029 2029 2029 2029 2029 2029 2029 2020	Area: Two	AAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAAA	**	2019 2020 2021 2022 2023 2024 2025	A) AA AA AA AA AA AA AA AA AA	**	2019 2020 2021 2022 2023 2024	**	**		2018	- ' '	**	**	2018	46% 43%	34%	29% 28%
2020	Area: Two	ea: Two	**	2020 2021 2022 2023 2024 2025	AA AA AA AA AA	**	2021 2022 2023 2024	**			2019	1.0		**	2019	40%	34%	28%
2022 2023 2024 2025 2026 202	Area: Two gs (5 House: tite @ (20 Df	ea: Two	**	2022 2023 2024 2025		**	2022 2023 2024	**	**	**	2020			**	2020	38%	31%	26%
Value A 2026 Value A 5 dwellings 0.25 Hectare sit Gross pr Planning g Sueduy at 12000 pr unit (re Sistamability o 0.100 (Social Re TEST 8 SHEET 1	Area: Two ss (5 Houses itle @ (20 DF	ea: Two	**	2023 2024 2025	** **	**	2023 2024			**	2021	**	**	**	2021	35%	30%	25%
Value A 5 dwellings 0.25 Hoctare sit Gross pr Absorption- 10:100 (Social Re TEST 8 SHEET 1 000WN 2010	Area: Two ss (5 Houses itle @ (20 DF	ea: Two	**	2024 2025		**	2024		**	**	2022	**	**	**	2022 2023	34%	29%	24%
Value A 5 dwellings 0.25 Hectare sit Gross pr Absorption: Planning g Subdidy at 21000 pr wild (or Sustainbullity v 0.100 (Social Sheet) TEST 8 SHEET 1 DOWN	Area: Two ss (5 Houses itle @ (20 DF	ea: Two		2025	**			**	**	**	2023 2024	**	**	**	2023	32% 31%	28% 28%	23%
Value A 5 dwellings 0.25 Hectare sit Gross pr Absorption- Planning g Subdidy at £3000 per wit (or Sustainballity v 0.100 (Social Re TEST 8 SHETT) 2010	Area: Two gs (5 House: ite @(20 DF orofit: (20%)	ea: Two	**	2026	** **	**					2025			**	2025	31%	27%	22%
5 dwellings 0.25 Hectare sit Gross pr Absorption: Planning g Subsidy at £8000 per unit (rer Sustainability a 40% Afford 0:100 (Social Re TEST 8 SHEET 1	gs (5 Houses ite @(20 DF profit: (20%)	Houses)					2026		ilue Area: 1	**	2026	**	**	**	2026	30%	27%	22%
Subsidy at £36000 per unit (rer Sustainability a 40% Afford 0:100 (Social Rei TEST 8 SHEET 1 DOWN 2010	n: 50 units p.a	: (20%)) dph.	0.25 F	Value Area: Tw dwellings (5 Hous Hectare site @(20 Gross profit: (20%	es) DPH) dph.)	T	Abs. Pla at £25000 per u Sustair 40% 0:100 (Si Value dwelling 0:25 Hectare Gross	Affordable Ho coial Rent to Interest Two gs (5 House: site @(20 D profit: (20%)	%) s p.a. 10% s p.a. 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%		Value dwelling .25 Hectare s	profit: (20%)	S) PH) dph.	C	dwelling 0.25 Hectare s Gross p	profit: (20%)	
0:100 (Social Re TEST 8 SHEET 1	gain at 100% ent) & £24000 per at £1800 per	n at 100% £24000 per unit £1800 per uni	nit	Su	Absorption: 50 units Planning gain at 100 000 per unit (rent) & £24000 istainability at £1800 p	p.a. % oer unit (intermedia er unit	te) Subsidy	Absorpti Plannin at £36000 per unit Sustainabilit	on: 50 units p. g gain at 1009 (rent) & £24000 pe ty at £1800 pe	unit (intermediate)	Subsidy	Absorption Planning at £36000 per unit (Sustainabilit	on: 50 units p.a g gain at 100% rent) & £24000 per y at £1800 per	r unit (intermediate) r unit) Subsidy	Absorptio Planning y at £36000 per unit (r Sustainability	n: 50 units p.a gain at 100% rent) & £24000 per y at £1800 per	unit (intermediate) unit
TEST 8 SHEET 1 DOWN 2010				0:100	0% Affordable Ho (Social Rent to Int	ermediate)	0:	40% Affo 100 (Social)	Rent to Inte	mediate)	0:	40% Affo 100 (Social F	rdable Hou	rmediate)	0:	40% Affor 100 (Social R	rdable Hous	nediate)
2010 DOWN	cit to iiitei	to interme		TEST 8 SHE		orricolate)		8 SHEET 1		mediate		8 SHEET 1	tern to miter	mediate	TEST	8 SHEET 1	iciii to iiitaii	ilediate)
2010	GREENFIELD				INDUSTRIAL	1			INDUSTRIAL2	,		,	PDL			REDUC	TION TO AFFOR	
	MIDDLE	IIDDLE	UP	2010	DOWN MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN 33%	MIDDLE 26%	UP 23%
				2011	** **		2011		**	**	2011			**	2011	33%	26%	23%
2012	**		**	2012	A > A A		2012	A >	**	**	2012	4 🕶	**	**	2012	38%	29%	25%
2013	**			2013	*)	**	2013	* >	**	**	2013	4.4	**	**	2013	38%	29%	26%
2014	**			2014	A) AA	**	2014	A)	**	**	2014		**	**	2014 2015	39% 48%	29% 36%	26% 30%
2016	**			2016	A) AA	**	2016	A >	**	**	2016	1.	**	**	2016	47%	35%	29%
2017	••		**	2017	A > A A		2017	* >	**	**	2017	4.*	**	**	2017	45%	34%	28%
2018	**			2018	A) A A	**	2018	* >	**		2018	4+	**	**	2018	42%	34%	27%
2019	**					**	2019	**	**	**	2019 2020	4.4	**	**	2019 2020	40% 37%	32% 31%	26% 25%
2021	**			2021	** **	**	2021		**	**	2021	**	**	**	2021	35%	30%	24%
2022	**	**	**	2022	**		2022	••	**	**	2022	**	**	**	2022	33%	29%	24%
2023	**				**	**	2023	**	**	**	2023	**	**	**	2023	32%	28%	23%
2024	**			2024 2025		**	2024 2025	**	**	**	2024 2025	**	**	**	2024 2025	31% 30%	27% 27%	22% 22%
2026			**	2026	** **		2026	**	**	**	2026	**		**	2026	30%	27%	22%
0 dwel 0 site 6 Gross Absor Planning	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0%	igs (0) 0) dph. ofit: 0 on: 0 in at 0%			Value Area: C dwellings (0) 0 site @(0) dpf Gross profit: 0 Absorption: 0 Planning gain at 0°	ı.	Subsidy :	5 d 0.25 Her C Abs Pla at £36000 per ui Sustair 40% 0:100 (St Vali dw 0 sitt	alue Area: 1 wellings (5 Hou tare site @(20 gross profit: (20 orption: 50 unit nning gain at 1 nit (rent) & E24 ability at E1800 & Affordable He ocial Rent to Ini ue Area: 0 vellings (0) e @(0) dph. oss profit: 0 ing gain at 0%	es) OPH) dph. %) s p.a. 00% 000 per unit (integer unit	ermedia	Valu dw 0 site Gro	le Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dwe O site Gros Abs	e Area: 0 ellings (0) e (0) dph. ss proft: 0 orption: 0 g gain at 0%	
Subs	osidy at 0	at 0			Subsidy at 0			Su	ubsidy at 0			Su	bsidy at 0			Sut	bsidy at 0	
Sustaina 0% Afforda	nability at 0 dable Hous	ing at 0 le Housine	ıg	0	Sustainability at 0 % Affordable Ho	using		0% Affo	ainability at 0 rdable Hou	sing		0% Affor	inability at 0 dable Hous	sing		0% Affor	inability at 0 dable Hous	ing
TEST 9 SHEET 1	0		_	TEST 9 SHE	0				0				0				0	-
	GREENFIELD	ENFIELD		1E21 4 2HI	INDUSTRIAL	1	IESI	9 SHEET 1	INDUSTRIAL2		IESI	9 SHEET 1	PDL		IESI	9 SHEET 1 REDUC	TION TO AFFORI	DABLE
DOWN	MIDDLE	IIDDLE	UP		DOWN MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE	UP 0%
0 -		-	-	ō	-		ō		-	-	0			-	0	0%	0%	0%
0 _	-	-	- (0		-	0	-	-	-	0	-		-	0	0%	0%	0%
0 -		-	-	0		-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0		-		0			0		-	-	0				0	0%	0%	0%
0		-	-	o			0				ó				0	0%	0%	0%
0 _		-	_	0		-	0	-	-	-	0	-		-	0	0%	0%	0%
0			_	0			0		-		0			-	0	0%	0%	0% 0%
0		-		0			0				0				0	0%	0%	0%
0 _		-	-	0		-	0			-	0				0	0%	0%	0%
0				0			0				0				0	0%	0%	0% 0%
0		-	-	o			0				ó				0	0%	0%	0%
0 _	-	-	_	0		-	0	-	-	-	0	-		-	0	0%	0%	0%
U _			- 7	U			0		- /alue Area:	-	U			-	O.	0%	0%	0%
									0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 fanning gain at Subsidy at 0									

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dw O site Gro Abs Plannii Su Susta	ue Area: 0 vellings (0) vellings ve	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta	ille Area: 0 Illings (0) © (0) dph ss profit: 0 oroption: 0 g gain at 0% bisdy at 0 insuling at 0% ins	ing UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit if Francisco O's Affor	ue Area: 0 vellings (0) vellings (0) e @(0) dph. ss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing bain at 0% ubsidy at 0 insulity at 0 ins	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Se Susta	Je Area: 0 rellings (0) rellings re	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Ab: Plannii Su Susta 0% Affor	te Area: 0 tellings (0) (e) (e) (0) (o) (o) (o) (o) (o) (o) (o) (o) (o) (o	_
Subsi	CREENFIELD NOUSTRIAL NOUSTRIAL PDL REDUCTION TO AFFORDABLE																		
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	40% Affordable Housing 0.100 (Social Rent to Intermediate) 0.100 (DABLE UP 28% 28% 30% 31% 31% 35% 34% 32% 30% 29% 28% 27% 26% 25%			
2026	Value	Area: Two	••	2026	Value	Area: Two	••		Va 5 d 0.25 Her 0 Abso Pit osidy at E0 per u Sustal 40% 0:100 (S	alue Area: T wellings (5 Hous ctare site @(20 Gross profit: (20 corption: 50 unit unit (rent) & £0 p inability at £600 6 Affordable Ho cocial Rent to Intel a Area: Two	ses) DPH) dph. %) s p.a. D0% ober unit (interme per unit busing ermediate)		Value	e Area: Two	••	2026	Value	31%	25%
Subsi	.25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per un lity at £0 per un ardable Hou	PH) dph. a. bit (intermediate init	e) Subsid	.25 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	H) dph. i. it (intermediate hit sing) Subsi	0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainab	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u illity at £0 per u ordable Hou	PH) dph. a. bit (intermediate) unit using	Subsi 0:	0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainab	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	PH) dph. a. bit (intermediate) unit using	Subsid	0.25 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabl 40% Affo 100 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni lity at £0 per u rdable Hou:	H) dph. t (intermediate) hit sing mediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN	MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN 1	MIDDLE	UP	2010 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025	DOWN 41% 42% 46% 47% 59% 51% 51% 54% 51% 48% 44% 42% 40% 38% 38% 35%	MIDDLE 32% 32% 35% 35% 35% 43% 42% 41% 39% 38% 36% 38% 36% 32% 31%	UP 28% 30% 31% 31% 35% 34% 32% 30% 22% 27% 26% 25%
2026	**	**	**	2026	**	**	**	2026 Sut	5 d 0.25 Her C Abs Pix osidy at E0 per u Sustr 40%	alue Area: T wellings (5 Hous ctare site @ (20 Gross profit: (20 corption: 50 unit anning gain at 11 init (rent) & £0 p ainability at £0 p is Affordable Ho ocial Rent to Int	ses) DPH) dph. %) s.p.a. DD% per unit (interme per unit	2026 diate)	**	**	**	2026	35%	31%	25%

5 dwel 0.25 Hectar Gro Absor Plant Subsidy at £0 per ur Sustainat 40% Ai	lue Area: Two llings (5 House re site @(20 Di oss profit: (20%) ption: 50 units p. ning gain at 100% nit (rent) & £0 per ur billity at £1800 per ffordable Hou al Rent to Inter	S) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	dwellin 1.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .25 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hor	es) DPH) dph. .a. a. writ (intermedia er unit using	te) Subsid	dwelling 0.25 Hectare Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hous	t (intermediate) unit sing
	GREENFIELD				INDUSTRIAL1	T			INDUSTRIAL2		1.25.		PDL	T		REDUC	CTION TO AFFORI	DABLE UP
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 75%	MIDDLE 62%	57%
2011	4.4		2011 2012	* *		**	2011	(*	**	4.1	2011 2012	• • •	() v v	()	2011	75% 83%	62% 67%	57% 61%
2013	4.*	*)	2013	**	* >	* >	2013	**		* >	2013	**	**	4.4	2013	84%	68%	61%
2014	**	A)	2014 2015		4.4	4)	2014		*)	A)	2014 2015			**	2014	104%	69% 80%	61% 68%
2016	**	A.)	2016	**	4.4	A)	2016	~ ~	4.*	A)	2016	**	~ ~	**	2016	101%	79% 78%	67%
2017	**	A)	2017 2018	**	A)	4)	2017		1+	4)	2017 2018	•••		(*	2017	97% 92%	78% 75%	66% 64%
2019	(v	4)	2019 2020	* * *	A)	4)	2019	**	A)	4)	2019 2020	• •	••	(v	2019	87%	73%	62% 61%
2021	(*	4)	2021	* >	* >	* >	2021	1 *	4)	A P	2021				2021	78%	69%	59%
2022	A)	4)	2022 2023	4)	4)	4)	2022	A)	A)	4)	2022 2023	**	**	(v	2022	75%	67% 65%	58% 57%
2024	**	**	2024		**	* *	2024	* >	**		2024		Ų.	**	2024	70%	64%	56%
2025	**	**	2025 2026	*)	**	**	2025 2026	4)	**	**	2025 2026	**	**	**	2025 2026	69% 68%	64% 64%	55% 55%
2020			2020	-,			2020		lue Area: 1		2020	* * *			2020	0070	0476	33.76
5 dwel 0.25 Hectar Gro Absor Plant Subsidy at £0 per ur Sustainat 40% Ai	liue Area: Two llings (5 House re site @(20 Di oss profit: (20%) ption: 50 units p. nit (rent) & £0 per un billty at £1800 per ffordable Hou	S) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling .25 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainability 40% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	PH) dph. a. iit (intermediate unit sing	e) Subsi	Pic sidy at E0 per u Sustair 40% 100:0 (\$\frac{1}{2}\$ Value dwellin .25 Hectare Gross Absorpti Plannin dy at E0 per unit Sustainabili 40% Affe	hability at £1800 of Affordable Hococial Rent to Init to Expense Area: Two gs (5 House: Site @(20 D profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per uty at £1800 pe ordable House Area (1800 pe ordable House)	poods per unit (interme per unit (interme per unit (interme per unit pusing per mediate) per unit per unit per unit a. definit (intermediate) r unit unit	O	dwelling .25 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabillit 40% Affo	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per prdable Hol	es) DPH) dph. a.a. which is a second control of the control of	te) Subsid	dwelling 0.25 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabilit 40% Affo	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:) H) dph. t (intermediate) unit
0:100 (Socia TEST 14 SHEET 1	al Rent to Inter	mediate)		100 (Social F	Rent to Inter	mediate)		100 (Social	Rent to Inte	rmediate)		100 (Social I	Rent to Inte	rmediate)		100 (Social F	Rent to Inter	mediate)
	GREENFIELD		IESI	14 SHEET 1	INDUSTRIAL1		IESI	14 SHEET 1	INDUSTRIAL2		IESI		PDL		IESI	14 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010 DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 97%	MIDDLE 78%	UP 68%
2011	**	A)	2011	**	A >	*>	2011	· · ·	1.	A P	2011		Ų.	**	2011	98%	78%	69%
2012	**	1 *	2012 2013	**	1 *	4)	2012		**	A)	2012 2013			**	2012	109%	84% 85%	73%
2014	* *	(+	2014	**	4.4	. >	2014	**	• •	A >	2014	**	~ ~	**	2014	11196	86%	73%
2015	**	**	2015 2016	**		4)	2015		**	(+	2015 2016			**	2015	133%	99%	81% 79%
2017	* *	(+	2017	* *	~ ~		2017	~ ~	••	A):	2017	**	~ ~	* *	2017	123%	95%	77%
2018		1 *	2018 2019	**	**	4)	2018 2019	**	**	4)	2018 2019	**		**	2018	116%	91%	75%
2020	**	*)	2020 2021	**	1+	4)	2020	**	* * *	A)	2020 2021	• •	· ·	(v	2020	102%	85% 82%	70% 68%
2022	+ ;;	A >	2022	~ ~	A)	4)	2022	~ ~	4 *		2022	**			2022	91%	79%	66%
2023	4.5	A >	2023 2024		A)	4)	2023	••	17	4)	2023 2024			(v	2023	87%	77% 75%	64%
2025	1.4	A >	2025	(+	A >	* >	2025		A >	A >	2025	**	**	4.4	2025	83%	75%	63%
2026	(*	.,	2026	* >	.,	* >	2026	· · Va	alue Area: 1	WO.	2026	**	~ ~	1+	2026	81%	74%	62%
O O s Plai	alue Area: 0 dwellings (0) site @ (0) dph. Gross profit: 0 Absorption: 0 Subsidy at 0 Subsidy at 0 Fordable Hous: 0	sing	TEST	dw O site Gro Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. ss profit: 0 torption: 0 g gain at 0% biskly at 0 inability at 0 dable Hous 0	sing		0.25 Hei Abs Pic sidy at E0 per u Sustain 40% 0:100 (S Vall dw O sit Gro Ab Planni Sit	wellings (5 Hou care site @(20 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: (20 Gross profit: 50 unit init (rent) & Eq. (20 Gross profit: 6 Gross profit: 6 Gross profit: 0 gross profi	DPH) dph. %) s p.a. D0% ser unit (interme) per unit valid		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @ (0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ue Area: 0 rellings (0) a @ (0) dph. uss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inhability at 0 rdable Hous 0	ing
	GREENFIELD	1			INDUSTRIAL1				INDUSTRIAL2		1		PDL	1		REDUC	CTION TO AFFORI	DABLE
0	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0 -	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0			0				o				ő				o	0%	0%	0%
0 -	-	-	0		-	-	0	-	-	-	0		-		0	0%	0%	0% 0%
0 -		-	0		-		o	-			0	-			0	0%	0%	0%
0 -		-	0				0				0				0	0%	0%	0%
0 _	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			0				o				ő				o	0%	0%	0%
0 -	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
o -		-	ő				o				ő	-			ō	0%	0%	0%
								Р	Jalue Area: 0 dwellings (0) 0 site @(0) dpt Gross profit: (Absorption: 0 danning gain at Subsidy at 0 Sustainability at Affordable Ho) 1. 0%								

Subsid	5 dwellin 25 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) unit) Subsid	dwelling .25 Hectare .25 Gross Absorptio .25 Planning .26 per unit (.27 Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou Rent to Inter	i. it (intermediate unit sing	e) Subsi	dwellin 0.25 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate) r unit	Subsi 0:	dwelling 1.25 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per ui ty at £1800 per prdable Hou Rent to Inter	S) PH) dph. a. bit (intermediate unit unit unit unit unit unit unit unit	s) Subsic	dwelling 0.25 Hectare s Gross Absorptic Planning dy at £0 per unit (n Sustainability 40% Affo 0:100 (Social F	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hou: Rent to Interi	t (intermediate) unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE
2010	* >	**	**	2010	* >	* *	**	2010	* >	**	**	2010	* *	**	**	2010	41%	31%	27%
2011	A)		**	2011 2012	A)	**	**	2011	A >	**	**	2011 2012	(v	**	**	2011	42% 49%	32% 35%	27% 30%
2012	4)			2012	A)	**	**	2012	A)	**	**	2012		**	**	2012	49%	36%	30%
2014	* >	**	**	2014	*>	**	**	2014	* >	**	**	2014	**	* *	**	2014	50%	36%	30%
2015 2016	**	*)	*)	2015	A)	A)	* >	2015	1 *	A)	A)	2015 2016	••	4.4	4)	2015	64%	44%	35% 34%
2017	4.4	* >	* >	2017	A)	A)	A)	2017	A >	A >	A P	2017	**	4.*	A)	2017	58%	42%	33%
2018	* >	* >	* >	2018	A }	A >	* >	2018	* >	A }	* >	2018	**	4.4	A >	2018	54%	40%	31%
2019 2020	A)	**	**	2019 2020	A)	**	**	2019	A >	**	**	2019 2020	1.	**	**	2019	50% 46%	38% 37%	30% 28%
2021	* >	**	**	2021	* >	**	**	2021	* >	**	**	2021	4.4	**	**	2021	43%	35%	27%
2022 2023	* *	**	**	2022 2023	**	**	**	2022	* *	**	**	2022 2023	4.4	**	**	2022	40% 38%	34% 32%	26% 25%
2023	**		**	2023		**	**	2023	**	**	**	2023		**	**	2023	36%	31%	24%
2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	36%	31%	24%
2026	**	**		2026	**	**	**	2026	* * V	ilue Area: T	14/0	2026	**	**	**	2026	35%	31%	24%
	5 dwellin	Area: Two	s)		Value dwelling	Area: Two	.)		0.25 Her C Abs Plate bsidy at E0 per u Sustain 40% 0:100 (S Value dwellin	Affordable Ho ocial Rent to Inte Area: Two qs (5 Houses	OPH) dph. 36) s p.a. 300% eer unit (interme per unit sussing eermediate)		Value dwellin 0.25 Hectare	e Area: Two	5)		Value dwelling 0.25 Hectare s	Area: Two)
	Absorption Planning By at £0 per unit (profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur	a. hit (intermediate		Planning dy at £0 per unit (on: 50 units p.a g gain at 100% rent) & £0 per un	i. it (intermediate		Absorpti Plannin idy at £0 per unit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	a. hit (intermediate)		Gross Absorpti Plannin dy at £0 per unit	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	a. hit (intermediate		Gross Absorptio Planning dy at EO per unit (n	profit: (17%) on: 50 units p.a g gain at 100% ent) & £0 per uni	t (intermediate)
	Sustainabilit 40% Affo 100 (Social F 17 SHEET 1		ising		Sustainabilit 40% Affo 100 (Social F 17 SHEET 1		sing		Sustainabili 40% Affo :100 (Social 17 SHEET 1		sing		Sustainabili 40% Affo 100 (Social 17 SHEET 1	ty at £1800 per ordable Hou Rent to Inter	ising		40% Affo : 100 (Social F 17 SHEET 1		sing mediate)
] ,	DOWN	GREENFIELD MIDDLE	UP	4	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	4	DOWN	MIDDLE	DABLE UP
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP ▲ ▲	2010	DOWN	MIDDLE	UP ▲ ▲	2010	DOWN →	MIDDLE	UP ▲ ▲	2010	42%	32%	28%
2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	**	**	**	2011	42%	32%	29%
2012 2013	4.)	**	**	2012 2013	A)	**	**	2012	A >	**	**	2012 2013	1 +	**	**	2012	47% 47%	36% 36%	31%
2014	* >	**	**	2014	A }	**	**	2014	* >	**	**	2014	4.4	**	**	2014	47%	37%	31%
2015 2016	4 *	**	**	2015 2016	A)	**	**	2015 2016	A >	**	**	2015 2016	**	**	**	2015	59% 57%	43% 43%	35% 34%
2016	4)		**	2017	4)	**	**	2016	*)	**	**	2016	1 +	**	**	2016	53%	43%	33%
2018	A)	**	**	2018	*>	**	**	2018	* >	**	**	2018	4 +	**	**	2018	51%	40%	32%
2019 2020	**		**	2019	**	**	**	2019	* *	**	**	2019 2020	4.4	**	**	2019	48% 45%	39% 37%	31% 30%
2021				2021			**	2021	**			2021		**	**	2021	42%	36%	29%
2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	**	**	**	2022	40%	34%	28%
2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023 2024	**	**	**	2023	38% 37%	33% 32%	27% 26%
2025 2026	**	**	**	2025	**	**	**	2025	**	**	**	2025	**	**	**	2025	36% 36%	32% 32%	26% 26%
		Area: Two				Area: Two		Sul	5 d 0.25 Her 0 Abs Pit bsidy at E0 per u Sustair 40% 0:100 (S	Affordable Ho ocial Rent to Inter Area: Two	pes) DPH) dph. %) s p.a. DO% per unit (interme per unit pussing permediate)		Value	a Area: Two			Value	Area: Two	
Subsidy 10	25 Hectare s Gross Absorptio Plannin at £48500 per unit (Sustainabilii	profit: (25%) on: 30 units p. g gain at 50% (rent) & £26000 per ty at £600 per rdable Hou	PH) dph. a. unit (intermediate unit sing	Subsidy	.25 Hectare : Gross Absorptio Plannin at £48500 per unit : Sustainabili	profit: (25%) on: 30 units p.a g gain at 50% rent) & £26000 per ty at £600 per rdable Hou	PH) dph. unit (intermediate unit sing	e) Subsidy	0.25 Hectare Gross Absorpti Plannii y at £48500 per unit Sustainabil	profit: (25%) on: 30 units p. ng gain at 50% (rent) & £26000 per ity at £600 per ordable Hou	PH) dph. a. runit (intermediate unit sing	Subsidy	Absorpti Plannir at £48500 per unit Sustainabil	profit: (25%) on: 30 units p. ng gain at 50% (rent) & £26000 per lity at £600 per ordable Hou	a. r unit (intermediat unit using	e) Subsid	0.25 Hectare 9 Gross Absorptio Plannin by at £48500 per unit (Sustainabilii	profit: (25%) on: 30 units p.a g gain at 50% rent) & £26000 per ty at £600 per u rdable Hou:	H) dph unit (intermediate) unit
] .		GREENFIELD		1		INDUSTRIAL1		4		INDUSTRIAL2		1		PDL		4	REDUC	TION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 0%	MIDDLE 0%	UP 0%
2011	A)			2011				2011				2011			-	2011	0%	0%	0%
2012	4+	41	*)	2012	-	-	-	2012	-	-	-	2012	-	-	-	2012	0%	0%	0%
2013 2014	(v	*)	*>	2013		-	-	2013		-	-	2013 2014		-		2013	0%	0%	0%
2015	**	1.	4)	2015				2015				2015			-	2015	0%	0%	0%
2016		(+	*>	2016		-	-	2016	-	-	-	2016	-	-	-	2016	0%	0%	0%
2017 2018		(+	A)	2017	-	-	-	2017	-	-	-	2017 2018	-	-	-	2017	0%	0%	0% 0%
2018		A)	4)	2018				2018				2018				2018	0%	0%	0%
2020	4.4	* >	* >	2020			-	2020				2020			-	2020	0%	0%	0%
2021	, .	**	4)	2021	-	-	-	2021	-	-	-	2021 2022	-	-	-	2021	0%	0%	0%
2022	4)			2022			-	2022				2022		-	-	2022	0%	0%	0%
2024	4)	**	**	2024			-	2024				2024		-	-	2024	0%	0%	0%
2025	A)	**	**	2025		-	-	2025	_	-	-	2025	_	-	-	2025	0%	0%	0%
2026			**	2026	-	-	-	2026 Subsidy	5 d 0.25 Her 0 Abs Pl at £48500 per u Sustai 40%	alue Area: T wellings (5 House ctare site @(20 Gross profit: (25 corption: 30 unit anning gain at 5 init (rent) & E260 nability at E600 of Affordable Ho ocial Rent to Int	ies) DPH) dph. %) s p.a. 0% 000 per unit (int per unit	2026	ate)	-	-	2026	J%	078	0%

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0	Value Area: 0			
0 site @(0) dph. Gross profit: 0	dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
Gross profit: 0	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing	Sustainability at 0 O% Affordable Housing
0	0	0	0	0
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP 0 0% 0% 0%
0	0 -	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0%
0				0 0% 0% 0%
0	0 -	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
ŏ = = =		0	ĭ I I	0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0		0 0% 0% 0%
		0 dwellings (0)		
		0 site @(0) dph.		
		Gross profit: 0		
		Absorption: 0		
		Planning gain at 0%		
		Subsidy at 0 Sustainability at 0		
		0% Affordable Housing		
		0		
Value Area: 0	Value Area: 0	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0
0 dwellings (0)	dwellings (0)			
		0 site @(0) dph	0 site @(0) dob	dwellings (0)
O site @(0) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0	0 site @(0) dph. Gross profit: 0 Absorption: 0
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O site @(Õ) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ō) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	O site @(Ö) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidility at 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainbality at 0 O% Affordable Housing 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustaidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidiability at 0 0% Affordable Housing TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing OTEST 20 SHEET 1	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BNDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustaidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidiability at 0 0% Affordable Housing TEST 20 SHEET 1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substidy at 0 O% Affordable Housing OTEST 20 SHEET 1	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Substainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD	Gross profit: 0 Absorption: 0 Planning gain at 0%, Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 BNDUSTRIAL2	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 PDL	O site ® (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing Debugger of the Common of
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidivation O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST ZO SHEET 1 O DOWN MODE UP O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing OTEST 20 SHEET 1 DOWN MODLE UP O	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 DOWN MIDUSTRIAL2 DOWN MIDUS UP	O sitle @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MMDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oscillationary of 0 Oscillationary of 0 TEST 20 SHEET 1 BEDUCTION TO AFFORDABLE DOWN MINDEL UP 0 0 0% 0% 0% 0% 0 0% 0% 0% 0%
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFIELD DOWN MIDDLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE DOWN MIDDLE DOWN INDLE DOWN IND	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MODUS UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRUAL2 OWN MIDDLE UP 0 0	O sitle @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MMDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHET 1 CONTROL TO AFFORDABLE REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE O DOWN DOWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 NDUSTRUAL2 OWN MIDDLE UP 0 0	O sitle @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing TEST 20 SHEET 1 PDL DOWN MMDDLE UP 0 0	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsistly at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing TEST 20 SHET 1 CONTROL TO AFFORDABLE REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE O DOWN DOWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN O DWN OWN OWN
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O TEST 20 SHEET 1 DOWN MODEL UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O'8 Affordable Housing OTEST 20 SHEET 1 CREENFIELD DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O' TEST 20 SHEET 1 DOWN MODLE UP O O O O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'TEST 20 SHEET 1 DOWN MODUS UP 0 0 0 0	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Oswarian at 0% Oswarian at 0% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 OCWN MICOLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O TEST 20 SHEET 1 DOWN MIDDLE UP	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDOLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable H	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 DOWN MICOLE UP 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEFT 1 DOWN MOCKE UP O DWN MOCKE
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable H	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @ (0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP 0 0 0 0	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordale Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MINDOLE DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MODEL DOWN MONE DOWN MODEL DOWN MOD
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 OS Affordable Housing TEST 20 SHEET 1 NOUSTRIAL2 COWN MCCLE UP	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(i) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 MOUSTRUL2 OWN MICCLE UP O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) oph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sudsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUT REDUCTION TO AFFORDABLE DOWN MICCLE UP OF ON ON ON ON O ON ON ON ON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 NOUSTRUL2 OOWN MODE UP O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP 0	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'S Affordable Housing O'S Affordable Housing O'S Affordable	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP DOWN MIDDLE UP O O O O	O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP	O site @ (O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing TEST 20 SHEET 1 OUN MODGE UP OON MODGE UP OON ON ON ON OON ON ON ON OON

Figure 94 – Sensitivity Testing

	10 dwellir 29 Hectare Gross Absorpt Plannir y at £0 per unit Sustainabili	e Area: Two ngs (10 Hous site @(35 DF profit: (20%) ion: 50 units p.i ng gain at 100% (rent) & 60 per ur ty at £1800 per	es) PH) dph. a. bit (intermediate		10 dwellir 0.29 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009	ses) PH) dph. a. functions in the second		10 dwellii 0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	e Area: Two ngs (10 Hous site @(35 D s profit: (20%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per	es) PH) dph. a. binit (intermediate)		10 dwellir 0.29 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe	ses) PH) dpha. 6 nit (intermedial r unit		10 dwellin 0.29 Hectare Gross Absorpti Plannin ly at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a. bit (intermedia
		ordable Hou Rent to Inter			0:30 (Social 1 SHEET 1					Rent to Inter			0:30 (Social 1 SHEET 1	Rent to Inte			0:30 (Social I		
E31 1		GREENFIELD		IESI		INDUSTRIAL1	1	IESI		INDUSTRIAL2		IESI		PDL		IESI	REDU	CTION TO AFFOR	
110	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010 2011	DOWN	MIDDLE	UP	2010	DOWN 58% 58%	MIDDLE 44% 44%	UP 39% 39%
112	**	* >	* >	2012	A >	*)	* >	2012		A >	* >	2012	**	* >	* >	2012	70%	49%	43%
113 114		A)	A)	2013 2014	* >	A)	A)	2013 2014	1 +	A)	A >	2013 2014		1 *	A)	2013	72%	50% 51%	43% 43%
115		(*	* >	2015 2016	**	A)	A >	2015 2016	* *	A)	* >	2015 2016	**	**	A >	2015 2016	111% 103%	63% 63%	49% 48%
117		A)	A)	2017	**	A)	4)	2017	**	A)	A):	2017 2018	**	4.4	A)	2017	91% 81%	60% 57%	46% 45%
19 20		.,	4)	2019	.,	۸)	4)	2019	(v	4)	A)	2019 2020	• •	(v	.,	2019	73% 66%	54% 52%	43% 42%
21	A)	A }	A >	2021	* >	A >		2021		A)	A 3	2021	~ ~	A)		2021	61%	50%	40%
122	A)	A P	4)	2022 2023	A)	A)	4)	2022 2023	A):	A)	A)	2022 2023	4 *	A)	A)	2022 2023	56% 53%	48% 46%	39% 38%
124	4)	**	**	2024	A >	**	**	2024	A >	**	**	2024 2025	4)	**	**	2024	51% 50%	45% 44%	37% 37%
26	A)	**	**	2026	4)		**	2026	A >	alue Area: T	**	2026	- 1		**	2026	50%	45%	37%
Subsidy	10 dwellin 29 Hectare Gross Absorpt Plannin y at £0 per unit Sustainabili 30% Affe	e Area: Iwo ngs (10 Hous site @(35 Dh profit: (20%) ion: 30 units p.a g gain at 1000; (rent) & £0 per ur ty at £1800 per prdable Hou	es) PH) dph. a. bit (intermediate runit) Subs	10 dwellin 0.29 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. a. function of the control of the co	e) Subsi	70:30 (S Valu 10 dwellin 0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affo	6 Affordable Ho locial Rent to Int e Area: TWC Ings (10 Hous site @(35 D) s profit: (20%) ion: 30 units p. gg gain at 100% (rent) & £0 per u tty at £1800 per brdable Hou	ermediate) es) PH) dph. a. binit (intermediate) cunit	Subsi	10 dwellin 0.29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustalnabili 30% Affo	profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. a. 6 nit (intermediat r unit using	te) Subsid	10 dwellin 0.29 Hectare : Gross Absorpti Plannin by at £0 per unit (r Sustainabilit 30% Affo	profit: (20%) on: 30 units p. g gain at 100% ent) & £0 per ur y at £1800 per erdable Hou	es) PH) dph. a. bit (intermeditions) unit
	30 (Social SHEET 1	Rent to Inter	mediate)		0:30 (Social 2 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 2 SHEET 1	Rent to Inter	mediate)		2 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 2 SHEET 1	Rent to Inter	mediate)
Г	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	RDABLE UP
10	1 *	A)	A)	2010	A)	A)	4)	2010	A)	A)	A)	2010 2011	**	A)	A)	2010	58% 59%	44%	39% 39%
12	**	A)	A)	2012	A)	4)	4)	2012	1 *	4)	A)	2012	**	.)	A)	2012	70%	49% 50%	42% 43%
4	Ť	A F	4)	2014	4)	A >	. >	2014	1.4	4)	A >	2014	**	1.0	. >	2014	72%	51%	43%
15 16		1 *	*)	2015 2016	**	A)	A)	2015 2016	**	A)	A >	2015 2016			A)	2015 2016	109%	62% 62%	49% 47%
17 18		A)	A)	2017 2018	4.4	A)	* * *	2017	**	A)	A)	2017 2018	**	1.4	A)	2017	89% 79%	59% 56%	46% 44%
9	4 +	A)	4)	2019	A)	4)	4)	2019	4 *	A)	A):	2019 2020	**	1 *	A)	2019	71% 65%	53% 51%	43% 41%
21	A)	.,	A)	2021	*)	4)	A)	2021	A)	A)	4)	2021 2022	4.4	A)	A)	2021	60% 56%	49% 47%	40% 39%
23	A)			2023	A)	.,	4.4	2023	A)	.)		2023	(v	.)	4.)	2023	53% 51%	45% 45%	38%
25	*)	**	**	2025	4)	**	**	2025	*>	**	**	2025 2026	<u> </u>	**	**	2025	50% 49%	44% 45%	37%
								Sul	10 c 0.29 He 4 Ab: osidy at E0 per L Sustai 309 70:30 (S	alue Area: 1 dwellings (10 Horictare site @(35 Gross profit: (20 sorption: 30 unit anning gain at 1 unit (rent) & E0 p nability at E1800 6 Affordable Ho social Rent to Int	uses) DPH) dph. %) s p.a. DO% per unit (interme per unit susing ermediate)	:diate)							
ubsidy	10 dwellin 29 Hectare Gross Absorpt Plannin y at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (10 Hous site @(35 DF i profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per ur ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate aunit) Subs	10 dwellin 0.29 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. a. a. finit (intermediator unit using	e) Subs	10 dwellin 0.29 Hectare Gross Absorpt Plannin idy at £0 per unit Sustainabili 30% Affe	e Area: Two ngs (10 Hous site @(35 D s profit: (20%) lon: 70 units pag gain at 100% (rent) & £0 per u tty at £1800 per prodable Hou	es) PH) dph. a. bit (intermediate) unit	Subsi	10 dwellin 0.29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. a. a. function of the control of	te) Subsid	10 dwellin 0.29 Hectare Gross Absorpti Plannin by at £0 per unit (r Sustainabilit 30% Affo	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per ur y at £1800 per prdable Hou	es) PH) dph. a. bit (intermed) unit
	30 (Social SHEET 1	Rent to Inter	mediate)		0:30 (Social 3 SHEET 1		rnediate)		3:30 (Social 3 SHEET 1	Rent to Inter	mediate)	TEST	3 SHEET 1		rmediate)		0:30 (Social I 3 SHEET 1		
	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 58%	MIDDLE 44%	UP 39%
1 2	A)	A)	4)	2011	* *	A)	A)	2011	A)	A)	A)	2011	***	A)	A)	2011	58%	44%	39%
3	**	A)	4)	2013 2014	A >	A)	A)	2013	1 *	4)	A)	2013 2014	**	1 *	A)	2013	72% 72%	50% 51%	43% 43%
5 6	**	(*	4)	2015 2016	* *	A)	A)	2015 2016	* *	A)	A)	2015 2016	**	**	A)	2015 2016	111% 103%	63% 63%	49% 48%
17 18	**	A }	A)	2017 2018	* *	A)	4)	2017	**	A)	A >	2017 2018	**	(*	A)	2017	91% 81%	60% 57%	46% 45%
19	4.4	A }	4)	2019 2020	A >	A)	4)	2019 2020	4 *	4)	A }	2019 2020	**	(+	4)	2019 2020	73% 66%	54% 52%	43% 42%
21	A)	4.)	4)	2021 2022	A >	A)	4)	2021	A)	4)	A }	2021 2022	(*	A)	A)	2021 2022	61% 56%	50% 48%	40% 39%
3 4	A)	* *	4.	2023 2024	A >	* *	* *	2023	A >	* *	**	2023 2024	4)	*)	**	2023 2024	53% 51%	46% 45%	38% 37%
25 26	A)	**	**	2025 2026	A >	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	50% 50%	44% 45%	37% 37%
								Sul	10 c 0.29 He 0.29 He Ab: Pl osidy at E0 per u Sustai 309	alue Area: T dwellings (10 Hor ctare site @(35 Gross profit: (20 sorption: 70 unit anning gain at 11 unit (rent) & E0 p nability at £1800 & Affordable Ho locial Rent to Int	uses) DPH) dph. %) s p.a. D0% er unit (interme per unit	ediate)							

Subsidy	10 dwellin 29 Hectare : Gross Absorptic Plannir at £0 per unit (Sustainabilit 30% Affo	gs (10 House gs (10 House site @(35 D profit: (20%) on: 50 units p ig gain at 50% (rent) & £0 per u y at £1800 per urdable Hou Rent to Inte	ses) PH) dph. a. init (intermedial or unit unit using	te) Subs	dwelling 0.29 Hectare Gross Absorpti Plannii idy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 per prdable Hou	S) PH) dph. a. nit (intermediate unit	e) Subs	dwelling 0.29 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabil	s profit: (20%) ion: 50 units p ng gain at 50% (rent) & £0 per u ity at £1800 pe ordable Ho	es) PH) dph. a. nit (intermediate) r unit using	Subsi	dwelling 29 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. nit (intermediate r unit using	s) Subsic	dwelling: 0.29 Hectare s Gross Absorptio Plannin ly at £0 per unit (re Sustainability	profit: (20%) n: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per rdable Hou	H) dph. t (intermediate unit sing
EST 4	SHEET 1	GREENFIELD		TEST	4 SHEET 1			TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL			4 SHEET 1	TION TO AFFOR	
Γ	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP
010	4.7	**	**	2010	A)	**	**	2010	A)	**	**	2010	~~	**	**	2010	55% 55%	44%	38% 39%
012	1+	*)	4)	2011	A)	*)	* * *	2011	4)		* * *	2011		A)	.,	2011	66%	48%	42%
013		*	* >	2013	* >		* >	2013	* >	A >	A F	2013	• •	* >	*)	2013	67%	48%	42%
014 015		A)	A)	2014	* *	A)	* >	2014	* *	A)	A >	2014 2015	**	* *	A):	2014	68%	49%	42% 47%
016		4)	4)	2016		4)	4)	2016		4)	4)	2016	••	**	4)	2016	93%	60%	47%
017	••	* >	* >	2017	••	A.)	* >	2017	• •	* >	A >	2017	• •		A >	2017	83%	57%	45%
018 019	**	A)	A)	2018	(v	A)	* >	2018	(v	A)	A >	2018	**	(*	A)	2018	75%	54% 52%	44% 42%
020	*)	A)	4)	2020		A)	A)	2020		.,	4)	2020		A >	4)	2020	63%	50%	41%
021	* >	* >	* >	2021	A)	* >	* >	2021	A)	A >	* >	2021	• •	* >	* >	2021	58%	48%	39%
122	A)	**	.,	2022	A)	* *	* *	2022	*)	4.4	4.4	2022 2023	4 ¥	4.4	*)	2022	54% 51%	46% 44%	38% 37%
024		**	**	2024	A)	**	**	2024	* >	**	**	2024	* >	**	**	2024	50%	44%	37%
025	A)	**	**	2025	A)	**	**	2025	* >	**	**	2025	* >	**	**	2025	49%	43%	36%
026	* >	**	**	2026	.,	**	**	2026	- · V	alue Area:	wo.	2026	*)	**	**	2026	48%	43%	36%
	10 dwellin 29 Hectare : Gross Absorptio Planning at £0 per unit (gs (10 House gs (10 House site @(35 D profit: (20%) on: 50 units p g gain at 2009 (rent) & 60 per u y at £1800 pe	ses) PH) dph. .a. 6 nit (intermedia		dwelling 0.29 Hectare Gross Absorpti Plannin idy at £0 per unit	profit: (20%) on: 50 units p. g gain at 200%	S) PH) dph. a. bit (intermediat		70:30 (5 Valu dwellin 0.29 Hectare Gross Absorpt Plannii idy at £0 per unit	s profit: (20%) ion: 50 units p ng gain at 2009	every service of the control of the		dwelling 1.29 Hectare Gross Absorpti Plannir dy at £0 per unit	profit: (20%) on: 50 units p. g gain at 2009	S) PH) dph. a. b. hit (intermediate		dwellings 0.29 Hectare s Gross Absorptio Planning by at £0 per unit (re	profit: (20%) n: 50 units p.a gain at 200%	H) dph.
	30% Affo	rdable Hou	using		30% Aff	rdable Hou	ısing		30% Aff	ordable Ho	ısing		30% Aff	ordable Hou	ısing		30% Affor	rdable Hou	sing
70::	30 (Social F SHEET 1	Rent to Inte	rmediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 5 SHEET 1	Rent to Inte	rmediate)	TEST	5 SHEET 1	Rent to Inte	mediate)	TEST	0:30 (Social R 5 SHEET 1	ent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2	1	1.25.		PDL			REDUC	TION TO AFFOR	DABLE
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 65%	MIDDLE 47%	UP 41%
11 12	4.4	A)	* >	2011	* >		* >	2011	* >	* >	* >	2011 2012	• •	* >	A)	2011	65%	47% 53%	41% 45%
13		A)	4)	2013	**	A)	A)	2013		A)	4)	2013		1.0	4)	2013	83%	54%	45%
14	· ·	A)	4)	2014	* *	A)	A)	2014	- ; ;	A) (v	A)	2014 2015	••	(*	A) (v	2014	84% 145%	55%	45% 52%
16		**	A)	2016	• •	4)	4)	2016		1.	4.)	2016		**	A)	2016	132%	70%	51%
017	• •	(v	4)	2017	• •	A)	A)	2017	••	A)	A >	2017 2018	· ·	••	A)	2017	113%	66% 62%	49% 47%
19		A)	4)	2019	**	A)	A)	2019		A)	4)	2019		1 *	4)	2019	84%	59%	45%
20 21	4.4	* >		2020	A }	A)		2020	4)	4)	A }	2020 2021	~ ~	1 *	A)	2020	75% 68%	55% 53%	43% 42%
122	*)	* >	A >	2022	A >		A)	2022	A)	A >	A >	2022	**	. >	* >	2022	62%	51%	40%
023	A)	4)	4)	2023	A >	4)	A)	2023	A)	A)	A >	2023 2024	1+	A)	A)	2023	57% 55%	48% 48%	39% 39%
125	* >	* >	* >	2025	* >			2025	A)	* >	* >	2025 2026	4.4	* >	* >	2025 2026	54% 53%	47% 47%	38% 38%
								Sul	10 d 0.29 He Ab Pl bsidy at E0 per u Sustai	nability at £180	uses) DPH) dph. %) s p.a. 00% per unit (interma) per unit	ediate)							
									70:30 (5	6 Affordable H locial Rent to In	termediate)								
	10 dwellin 29 Hectare : Gross Absorptic Planning t £48500 per unit Sustainabilit	e Area: Two gs (10 Hous site @(35 D profit: (20%) on: 50 units og g gain at 1009 grent) & £26000 pc y at £1800 pe	ses) PH) dph. a. a. Guilt (intermedia		dwelling 0.29 Hectare Gross Absorpti Plannin v at £48500 per unit	profit: (20%) on: 50 units p. g gain at 100%	S) PH) dph. a. b. r unit (intermedia	(te) Subsid	dwelling 0.29 Hectare Gross Absorpt Plannii y at £48500 per uni Sustainabil	e Area: Two gs (10 House site @(35 E s profit: (20%) ion: 50 units g gain at 100% c (rent) & £26000 pe ty at £1800 pe	es) PH) dph. a. 6 r unit (intermediate	O Subsidy	dwelling 29 Hectare Gross Absorpti Plannin at £48500 per unit	e Area: Two ps (10 House site @(35 D profit: (20%) profit: 50 units p. g gain at 1009 (rent) & £26000 pe by at £1800 pe prdable Hou	S) PH) dph. a. b. r unit (intermediate		dwelling: 0.29 Hectare S Gross Absorptio Planning y at £48500 per unit () Sustainability	profit: (20%) n: 50 units p.a gain at 100%	H) dph. i. unit (intermedia
	30 (Social F	Rent to Inte	rmediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 6 SHEET 1	Rent to Inte	mediate)		0:30 (Social R	ent to Inter	mediate)
.310		GREENFIELD		IESI		INDUSTRIAL1		ESI		INDUSTRIAL2		LESI		PDL		1631	REDUC	TION TO AFFOR	
10	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 37%	MIDDLE 32%	UP 30%
111	A)	**	**	2011	A)	**	**	2011	A)	**	**	2011	4+	A.A.	**	2011	37% 43%	32% 36%	30% 32%
113	A >	4)		2013	A >	. >	A >	2013	. >	. >	A >	2013	1.0	A)	A)	2013	44%	36%	33%
114		.)		2014	4.7	*)		2014	* >	.,	*)	2014 2015	(+	4.7	4)	2014 2015	45%	36% 45%	33% 38%
16		* >	4)	2016	1 *	.)	* *	2016	4.4	A)	* >	2016		1,4	* >	2016	66%	45%	37%
117	1+	A)	4)	2017 2018	A)	4)	4)	2017	4+	4)	A)	2017 2018	**	4+	A)	2017	60% 54%	44% 42%	37% 36%
019	A)	* >	A >	2019	A F			2019	A >	A >	A >	2019	~ ~	A >	A 3	2019	51%	41%	35%
020	A)	* >	A)	2020	A)	A)	4)	2020	<u> </u>	A)	A >	2020 2021	(v	A)	A)	2020	47% 44%	39% 38%	34% 33%
022	* >	* *	**	2022	A >	**	**	2022	* >		**	2022	* >	**	**	2022	42%	37%	32%
23 24	A)	**	**	2023	A P	**	**	2023 2024	<u> </u>	**	**	2023 2024	A)	**	**	2023 2024	40% 39%	36% 36%	32% 32%
025	A)	**	**	2025 2026	A }	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	39% 38%	35% 36%	31% 31%
									V. 10 d 0.29 He Ab Pl at £48500 per u Sustai	alue Area: " dwellings (10 Ho ctare site @(35 Gross profit: (20 sorption: 50 uni anning gain at 1	TWO uses) DPH) dph. %) s p.a. 00% 000 per unit (ini								

	10 dwellin 29 Hectare : Gross Absorpti	profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a.		dwelling: .29 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a.		dwelling 0.29 Hectare Gross Absorpt	profit: (20%) ion: 50 units p ig gain at 1009	es) PH) dph. a.		dwelling 29 Hectare Gross Absorpti	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. .a.		dwelling: 0.29 Hectare s Gross Absorptio	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. ı.
	Sustainabilit	y at £1800 per rdable Hou	unit Ising		Sustainability	y at £1800 per rdable Hou	unit sing		Sustainabili	ty at £1800 pe	r unit using		Sustainabili	ty at £1800 pe ordable Hou	r unit using		Sustainability	y at £1800 per rdable Hou	unit s ing
	7 SHEET 1	GREENFIELD	mediate)		7 SHEET 1	INDUSTRIAL1	mediate)		7 SHEET 1	INDUSTRIAL2	rmediate)		7 SHEET 1	PDL PDL	rmediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 38%	UP 34%
2011	4)	**	**	2011	A)	AA	**	2011	A)	**	**	2011	(*	**	**	2011	46%	38% 41%	34% 37%
2013	1,	* >	. >	2013	* >			2013	* >	* >	A >	2013		. >	A >	2013	56%	42%	37%
2014 2015	(v	A }	A)	2014 2015	A >	A)	A >	2014	* *	4)	*)	2014 2015	**	4 Y	A }	2014	56% 87%	42% 53%	37% 43%
2016 2017	••	A)	4)	2016 2017	* * *	A)	A >	2016 2017	* *	4)	A F	2016 2017	**	1 +	A)	2016	81% 73%	53% 51%	42% 41%
2018 2019	4.4	A }	.)	2018 2019	A)	A)	A)	2018	(v	.,	A)	2018 2019	••	(v		2018	66%	48% 47%	39% 38%
2020	A >	* >	. >	2020	A 3	A >		2020	* >	. >	4.)	2020	**	A >	. >	2020	55%	45%	37%
2021 2022	* * *	* >	A >	2021 2022	**	A)	A >	2021 2022	* >	*)	A P	2021 2022	4 *	A >	A >	2021	51% 48%	43% 42%	36% 35%
2023 2024	* >	**	**	2023 2024	*>	**	**	2023 2024	A P	**	**	2023 2024	.>	**	**	2023 2024	46% 44%	40% 40%	34% 34%
2025 2026	A }	**	**	2025 2026	A >	**	**	2025 2026	A >	**	**	2025 2026	* >	**	**	2025 2026	44% 43%	39% 39%	34% 34%
0.	10 dwellin 29 Hectare : Gross Absorptio	e Area: Two gs (10 Hous site @(35 Di profit: (20%) on: 50 units p. g gain at 100%	es) PH) dph. a.	0	dwelling: .29 Hectare s Gross Absorptio	Area: Two s (10 House site @(35 Di profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph.		Absorpti	hability at £180 Affordable H locial Rent to In E Area: Two Is (10 House	s p.a. 00% 000 per unit (int) 0 per unit busing termediate) 0 PH) dph.		Value dwelling .29 Hectare Gross Absorpti	e Area: Two ps (10 House site @(35 D profit: (20%) on: 50 units p g gain at 1009	es) PH) dph. .a.		dwelling: 0.29 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. ı.
70	at £36000 per unit Sustainabilit 30% Affo 1:30 (Social F 8 SHEET 1	y at £1800 per rdable Hou Rent to Inter	unit Ising	70	at £36000 per unit (Sustainability 30% Affo): 30 (Social F 8 SHEET 1	y at £1800 per rdable Hou	unit	70	30% Affo 30% Sustainabili 30% Affo 30% Social 8 SHEET 1	ty at £1800 pe	r unit using	70	at £36000 per unit Sustainabili 30% Affo 3:30 (Social 8 SHEET 1	ty at £1800 pe	r unit using	7	30% Affo 0:30 (Social F 8 SHEET 1	y at £1800 per ordable Hou Rent to Inter	unit sing mediate)
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE
2010 2011	A)	**	**	2010 2011	A)	**	**	2010	A)	**	**	2010 2011	4+	**	**	2010	42% 42%	35% 35%	32% 32%
2012	4.)	* >	A)	2012	A)	A)	4.)	2012	A)	.,	A)	2012	••	4.)	A)	2012	49%	38%	35%
2014	A)	*>	* >	2014	A >	A >	*)	2014	* >	*>	* >	2014	**	A)	* >	2014	51%	39%	35%
2015 2016	• • •	A P	4)	2015 2016	4 *	A)	A >	2015 2016	**	A)	A P	2015 2016	**	1 *	A)	2015 2016	74%	49% 49%	40% 40%
2017 2018	4.4	A >	*>	2017 2018	4)	4)	A >	2017 2018	(v	4)	A >	2017 2018	**	4.7	4.)	2017	67%	47% 45%	39% 38%
2019 2020	4)	A } A }	4)	2019 2020	4)	4)	4)	2019	A)	4)	A):	2019 2020	4 *	A)	A)	2019	56% 51%	44% 42%	37% 36%
2021 2022	4)	A }	4)	2021 2022	A)	A)	4)	2021	4)	A)	A)	2021 2022	(v	A)	A)	2021	48% 45%	41% 39%	35% 34%
2023 2024	4.)	**	**	2023 2024	A >	**	**	2023 2024	* >	**	**	2023 2024	* >	**	**	2023 2024	43% 42%	38% 38%	33% 33%
2025 2026	A)	**	**	2025 2026	->	**	**	2025	A) A)	**	**	2025 2026	A)	**	**	2025	41% 41%	37% 38%	33%
	0 dv 0 site Gra	ue Area: 0 vellings (0) e @(0) dph. sss profit: 0			dw 0 site Gro	te Area: 0 ellings (0) e @(0) dph. ss profit: 0		Subsidy	0.29 He Abs Pli at E36000 per u Sustaii 30% 70:30 (S Val dv 0 sit Gn	hability at £180 6 Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. coss profit: 0	DPH) dph. %) s p.a. 00% 000 per unit (int) per unit	termedia	Valu dw 0 site Gro	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0		Τ	dw 0 site Gro	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0	
	Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%			Alt	sorption: 0 ing gain at 0%			Ab	sorption: 0 ng gain at 0%			Abs	sorption: 0 ng gain at 0%	
	Su	ibsidy at 0 ilnability at 0			Su	bsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			St	ubsidy at 0 ainability at 0			Su	ibsidy at 0 inability at 0	
	0% Affor	dable Hou	sing		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing			dable Hous	ing
TEST	9 SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0% 0%	UP 0% 0%
0	-	-	-	0		-	-	0	-		-	0		-	-	0	0%	0%	0%
0	-		-	0	-	-		0	=	-	-	0	=	-		0	0% 0%	0% 0%	0% 0%
0			-	0	-	-	-	0	-	-	-	0	-	-		0	0%	0% 0%	0% 0%
0			-	0 0	-	-	-	0	-	-	-	0	-	-		0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	=	-	-	0	=	=	-	0	=	-	-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-		0	-		-	0	-	-		0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-		0	-		-	0	-	-		0	0% 0%	0% 0%	0% 0%
0	-	-	-	0 0	-	-	=	0	-	=	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
									F	O dwellings (0 0 site @(0) dp Gross profit: Absorption: dlanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O dv O site Gro Ab: Planni Su Susta	ue Area: 0 vellings (0) velling	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	le Aroa: 0 ellings (o) ellings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O slittle Green	Jacob Area: O reallings (O) reallings (O) open services of the control of the con	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (c) ellings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw 0 site Gro Ab: Plannii Su Susta 0% Affor	e Area: 0 allings (a) (a) (a) (b) (b) (a) (b) (c) (c) (c) (d) (d) (d) (d) (d) (d) (d) (d) (d) (d	_
Subsi	OS, Affordable Housing 10 divellings (10 Houses) 10 divellings (10 Houses) 10 divellings (10 Houses) 10.29 Hectare site @(35 DPH) dph. 10.2																		
	11 SHEET 1	GREENFIELD			11 SHEET 1	INDUSTRIAL1			11 SHEET 1 DOWN	INDUSTRIAL2	UP		11 SHEET 1	PDL			11 SHEET 1 REDUC	TION TO AFFORI	DABLE
Subsi	10 dwellin .29 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	ses) PH) dph. a. 6 nit (intermediatunit using	e) Subsid	dwelling: 29 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabil	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	S) PH) dph. a. hit (intermediate	O) Subsi	0.29 Hec Abs Pla bosidy at E0 per u Sustai 30% 70:30 (S Value dwelling 0.29 Hectare Gross Absorpti Plannin idy at E0 per unit Sustainab	ctare site #(35) fross profit: (20) froption: 50 unit inning gain at 11 init (rent) & E0 p nability at E600 Affordable H De Area: Two is (10 House iste #(35 D profit: (20%) on: 50 units p g gain at 100 (rent) & E0 per u litty at E0 per u litty at E0 per u rordable Hoo rordable Hoo rordable Hoo rordable Hoo	DPH) dph. %) s p.a. s p.a. 20% s p.a. 20% s per unit (interme per unit wasing ermediate) s) s) h) dph, a. a. bi init (intermediate) init sising	O Subsi	dwelling 0.29 Hectare Gross Absorpti Plannin idy at £0 per unit i Sustainabi	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	es) PH) dph. a. 6 init (intermediate) unit using) Subsid	dwelling 0.29 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabi	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per uni ity at £0 per un rdable Hou:	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2024 2025 2026	DOWN 1 v v v v v v v v v v v v v v v v v v	GREENFIELD MIDDLE AA AA AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL! MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN A 7 A 7 A 7 A 7 A 7 A 7 A 7 A	INDUSTRIAL2 MIDDLE AA AA AA AA AA AA AA AA AA	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN VV VV VV VV VV VV VV VV VV	PDL MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026		CTION TO AFFORM MIDDLE 44% 44% 44% 44% 49% 62% 61% 55% 55% 51% 49% 47% 44% 44%	DABLE UP 39% 39% 42% 42% 42% 44% 46% 44% 40% 38% 37% 37% 36%
2020				12020	-,				Va 10 d 0.29 Hec G Abs Pla osidy at E0 per u Susta 30%	wellings (10 Hor ctare site @(35 iross profit: (20 orption: 50 unit unning gain at 1	WO uses) DPH) dph. 36) s p.a. D0% eer unit (intermeter unit					2020	77./0	77.60	30.00

GREEN GREEN	DLE UP	2010 2011	DOWN		sing mediate)	50	dy at £0 per unit Sustainabili	ty at £1800 per ordable Hou	nit (intermediate) unit sing	50	Plannin dy at £0 per unit i Sustainabilit	y at £1800 per rdable Hou	it (intermediate unit unit using	5	Absorption Planning By at £0 per unit (r Sustainabilit	y at £1800 per rdable Hous	t (intermediate) unit sing
2010	A A A A A A A A A A A A A A A A A A A			INDUSTRIAL1				INDUSTRIAL2	1	1		PDL				CTION TO AFFORE	
2012) 4)	2011	* >	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 50%	MIDDLE 39%	UP 34%
2013))	2012	A)	**		2011	A)	**		2011 2012		**	**	2011	50% 61%	39% 42%	34% 36%
2015 - 2016 - 2017 - 2018 - 2017 - 2018 - 2019 - 2020 - 2022 - 20		2013	4)	4)		2013		4)	4)	2012		4)	4)	2013	62%	42%	37%
2016		2014 2015	*>	A)	4)	2014	* >		* >	2014 2015	**	* >	A)	2014	63%	43% 55%	37%
2018		2016	**	A)	*)	2016		*)	A)	2016	**	1.	4)	2016	96% 89%	54%	42% 41%
2019 (+		2017	**	A)	*>	2017	4.4	.)	* >	2017	* *	1 *	* >	2017	78%	51%	40%
2021		2018 2019	4)	4)	4)	2018	4 V	*)	A)	2018 2019	**	4.7	A)	2018	70% 62%	49% 47%	38% 37%
2022	A >	2020	A >	* >	* >	2020	* >	4.)	A >	2020	• •	* >	* >	2020	57%	44%	35%
2023		2021 2022	A)	A)	A)	2021	A)	*)	* >	2021 2022	1 +	4)	A)	2021	52% 49%	42% 41%	34% 33%
2025		2023	A >	**		2023	* >	**	**	2023		**	**	2023	46%	39%	32%
		2024 2025	A)	**	**	2024 2025	4)	**	**	2024 2025	A >	**	**	2024	44% 43%	38% 38%	32% 31%
		2026	<u> </u>	**	**	2026	* >	ilue Area: T	**	2026	A)	**	**	2026	43%	38%	31%
Value Area: 10 dwellings (10 0.29 Hectare site @(Gross profit: (Absorption: Sou	Houses) (35 DPH) dph. (20%) inits p.a. t 100%		dwellings 29 Hectare s Gross p Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a.	C	Abs Pi Pi Pi Sustair 30% 50:50 (S Value dwelling 1.29 Hectare Gross Absorpti Plannin	Affordable Hoccial Rent to Int A Area: Two Is (10 House Is (25 Di In profit: (20%) In gain at 100%	s p.a. 10% er unit (interme per unit using ermediate) s) PH) dph.	0	dwelling 29 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.: g gain at 100%	s) PH) dph. a.		dwelling 0.29 Hectare : Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 100%	H) dph.
Subsidy at £0 per unit (rent) & £0 Sustainability at £18 30% Affordable 0:100 (Social Rent to TEST 14 SHEET 1 GREENI	BOO per unit Housing Intermediate)	0: 1	30% Affor 100 (Social R 14 SHEET 1	y at £1800 per rdable Hou Rent to Inter INDUSTRIAL1	unit sing mediate)	0:	30% Affo 100 (Social 14 SHEET 1	ty at £1800 per prdable Hou Rent to Inter INDUSTRIAL2	unit i sing mediate)	0:	Sustainabilit 30% Affo 100 (Social I 14 SHEET 1	y at £1800 per rdable Hou Rent to Inter	r unit ising rmediate)	0	30% Affo 0:100 (Social F 14 SHEET 1 REDUC	y at £1800 per rdable Hous Rent to Intern	unit sing mediate)
DOWN MIDD	DLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 31%	MIDDLE 23%	UP 19%
2011		2011	4)	**		2011	4)	**	**	2011	A)		**	2011	31%	23%	19%
2012		2012 2013	A >	**	**	2012 2013	*)	**	**	2012 2013	4 *	**	**	2012	38%	25% 26%	21% 21%
2014		2014	4)	4)	4)	2014	4)	A)	A)	2014	1+	4)	A)	2014	39%	26%	21%
2015		2015 2016	A >	A)	4)	2015	4 *	*)	A P	2015 2016	••	4)	*>	2015	59% 54%	32% 31%	24%
2017)	2017	* >	* >	*)	2017	* >	4)	A >	2017	**		*)	2017	47%	31%	22%
2018		2018 2019	A)	A)	A)	2018	4)	4)	A >	2018 2019	(*	A)	A)	2018	42% 37%	29% 27%	21% 20%
2020		2020	A)	**	**	2019	4)	.,	**	2020	4.	**	.,	2020	33%	26%	20%
2021		2021 2022	A)	**	**	2021 2022	A)	**	**	2021 2022	* >	**	**	2021 2022	31% 28%	24% 23%	19% 18%
2023		2023	<u> </u>			2022	4)	**	**	2022	* >		**	2022	26%	22%	17%
2024		2024	**	**		2024		**	**	2024	**	**	**	2024	25%	22%	17%
2025		2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	**	**	**	2025 2026	25% 25%	21% 22%	17% 17%
Value Arez	a: 0		Valu	ie Area: 0		Sut	10 d 0.29 Her 0 Abs Pla ssidy at E0 per u Sustain 30% 0:100 (S Vali	Affordable Ho ocial Rent to Intue Area: 0	ises) OPH) dph. %) s p.a. 00% er unit (interme per unit	ediate)	Valu	ue Area: O			Valu	ue Area: 0	
0 dwellings 0 site @(0)	(0) dph.		dwe 0 site	ellings (0) @(0) dph.			dw 0 sit	rellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
Gross profit: Absorption:	:: 0		Gros	ss profit: 0 sorption: 0			Gro	oss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0			Gro	ss profit: 0 sorption: 0	
Planning gain a	at 0%		Plannin	ng gain at 0%			Planni	ng gain at 0%			Planni	ng gain at 0%			Plannir	ng gain at 0%	
Subsidy at Sustainability	at 0		Sustai	bsidy at 0 inability at 0			Susta	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0			Susta	bsidy at 0 inability at 0	
0% Affordable	Housing		0% Affor	dable Hous	ing		0% Affo	rdable Hous	sing		0% Affor	dable Hous	sing		0% Affor	dable Hous	ng
TEST 15 SHEET 1		TEST 1	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1		
DOWN MIDD		l r	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
0	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0		-		0	==	-	-	0				0	0%	0%	0%
0	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		ő				o				ő				ō	0%	0%	0%
0	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0		0	-	-		0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0 0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		0		-		0	-		-	0	-		-	0	0%	0%	0%
0	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
		J	_	-	_		Р	/alue Area: 0 dwellings (0) 0 site @(0) dph Gross profit: 0 Absorption: 0 lanning gain at 0 Subsidy at 0 Sustainability at Affordable Ho	0%		-		_	<u></u>	0,0	O.S.	

Subsid	10 dwellin 29 Hectare s Gross Absorptio Planning by at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p g gain at 100° rent) & £0 per u y at £1800 per rdable Ho	ses) DPH) dph .a. which is a second control of the control of t	ediate) S	ubsidy at S	dwellings Hectare s Gross Absorptio Planning t £0 per unit (s Sustainability BO% Affor	Area: Two s (10 House site @(35 Di profit: (25%) n: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou gent to Inter	S) PH) dph. a. iit (intermediat unit sing	e) Subsi	dwelling 0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	i profit: (25%) ion: 50 units p ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. bit (intermediate) r unit using	Subsid	dwelling 29 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. if init (intermediate runit using	e) Subsid	dwelling 0.29 Hectare Gross Absorpti Plannin iy at £0 per unit (i Sustainabilii	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	S.) PH) dph. a. it (intermediate) unit sing
TEST 1	16 SHEET 1			TE	ST 16 S	SHEET 1		mediate)		16 SHEET 1		mediate)	TEST	16 SHEET 1		inediate)		16 SHEET 1		
ı	DOWN	GREENFIELD	UP			DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
2010	**	* >		20	0	A F	*	A >	2010		* >	A >	2010	* *	*	* >	2010	64%	46%	40%
2011 2012		*)	A)			* *	*)	4)	2011	A >	A)	A)	2011 2012	**	4.4	4)	2011	64% 81%	46% 52%	40%
2013	**	* >				~ ~	* >	* >	2013	• •	* >	* >	2013	* *	4.4	*>	2013	83% 83%	53%	44%
2014 2015	**	A)	A)	20		**	4)	4)	2014	•••	A)	4)	2014 2015	**	1 *	A)	2014	83% 148%	54% 70%	44% 51%
2016	**	~ ~	A >	20	6	~ ~	* >	A)	2016	**	4 🕶	A >	2016	* *	* *	(=	2016	134%	69%	50%
2017 2018	**	1+		20		**	A)	* >	2017	**	A)	A)	2017 2018		**	A)	2017	114%	65% 62%	49% 47%
2019	**	A >	>	20	9	**	* >	* >	2019	**	A >	A >	2019	• • •	**	A.>	2019	84%	58%	45%
2020 2021	4.4	* >	A)			(v	4)	4)	2020	4 *	4)	A)	2020 2021	**	1 *	4)	2020	74%	55% 52%	43% 41%
2022	4.)			200		*)	*)	*)	2022	A)	4)	1	2021	~~	1.*	4)	2022	61%	50%	40%
2023 2024	*)	* *				* >	A)	* >	2023			* *	2023 2024	1 +		*	2023	57% 55%	48% 47%	39%
2024	4)	*)	4)	200		*)	A)	A)	2024	* >	*)	A)	2024	1+	*)	A)	2024	53%	47%	38% 38%
2026	A)	A P		20	16	A):	A)	*)	2026	A)	alue Area:	A)	2026	(♥	A)	A)	2026	52%	46%	37%
	Value	A T				Value			Sul	0.29 He Ab: Pl osidy at E0 per t Sustai 309 70:30 (S	wellings (10 Ho ctare site @(35 Gross profit: (25 corption: 50 unit anning gain at 1 unit (rent) & E0 nability at £180 H bocial Rent to In e Area: Twe	DPH) dph. %) s p.a. DD% ber unit (interme per unit busing ermediate)	diate)	Velor	A T			Value		
	10 dwellin	Area: Two gs (10 Hou	ses)			dwellings	Area: Two (10 House	s)		dwelling	s (10 House	s)		dwelling	Area: Two s (10 House	s)		dwelling	e Area: Two gs (10 House:	s)
	Gross Absorption Planning y at £0 per unit (Sustainabilit	site @(35 E profit: (17%) on: 50 units p g gain at 100° rent) & £0 per u y at £1800 pe	OPH) dph		ubsidy at S	Gross Absorption Planning £ £0 per unit (6	site @(35 DF profit: (17%) in: 50 units p.; gain at 100% rent) & £0 per ur v at £1800 per	PH) dph. a. it (intermediat		0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	site @(35 D profit: (17%) ion: 50 units p ig gain at 1009 (rent) & £0 per u tv at £1800 pe	PH) dph. a. 6 nit (intermediate)		.29 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	site @(35 D profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u	PH) dph. a. 6 nit (intermediat		0.29 Hectare Gross Absorpti Plannin ly at £0 per unit (i Sustainabili	site @(35 DF profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per	PH) dph. a. it (intermediate) unit
70	30% Affo :30 (Social F	rdable Ho		e)			rdable Hou ent to Inter		70	30% Affe 0:30 (Social	ordable Hou	ısing	70	30% Affo 30 (Social I	rdable Hou	ısing	7	30% Affo 0:30 (Social I	Pent to Inter	
TEST 1	17 SHEET 1			TE	ST 17 S	SHEET 1		mediate)	TEST	17 SHEET 1		mediate	TEST	17 SHEET 1		mediate	TEST	17 SHEET 1		
ı	DOWN	GREENFIELD	UP			DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP		DOWN	CTION TO AFFOR	DABLE
2010	* >	**		20	0	* >	**	**	2010	* >	**		2010	* *	*	**	2010	55%	44%	39%
2011	A)					*)	**	**	2011	A >	**	.,	2011		**	4.7	2011	55%	44%	39% 42%
2013	4.4	* >		20		A)	A >	* >	2013	* >	* >	* >	2013	* *	* >	* >	2013	67%	49%	42%
2014 2015	4+	A)	4)			* >	A)	4)	2014	*)	A)	A)	2014	**	4.)	A)	2014	68%	49% 60%	42% 48%
2016	**	* >		20	6	**	A >	* >	2016	**	A >	* >	2016	• •	4.4	* >	2016	92%	60%	47%
2017 2018	**	A)		20		* *	4)	4)	2017	(*	A)	4)	2017 2018	**	(v	4)	2017	83%	57% 55%	45% 44%
2019		* >		20	9	A >	* >	* >	2019	* >	. >	A >	2019	• • •	A P	A >	2019	68%	52%	42%
2020 2021	A)	* >	A)			A }	4)	4)	2020	A >	A)	A)	2020 2021	4.*	*)	4)	2020	63% 58%	50% 48%	41% 40%
2022	* >	* >	A)	20		* >	A P	*)	2022	* >	A)	A P	2022	4.*	* >	A >	2022	55%	46%	38%
2023 2024	4)	**	**			A }	**	**	2023 2024		**	**	2023 2024	A >	**	**	2023 2024	52% 50%	45% 44%	37% 37%
2024	4)			200	15	4)	**	**	2025	* >	**		2025	4)	**	**	2025	49%	44%	37%
2026	*)	**	**	20	16	* >	**	**	2026	*)	alue Area:	**	2026	4.)	**	**	2026	48%	44%	37%
	O dw O site Gro Abs Plannii	ie Area: 0 vellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%				dwo O site Gro Abs Plannin	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 lg gain at 0%		Sui	0.29 He Ab Ab Pl psidy at £0 per t Sustai 309 70:30 (5 Val dy 0 sit Gr Al Plann	hability at £1800 b Affordable Hocial Rent to In ue Area: 0 wellings (0) e @(0) dph. coss profit: 0 cosorption: 0 ing gain at 0%	DPH) dph. %) s p.a. 00% per unit (interme per unit pusing	ediate)	dw O site Gro Ab Planni	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0%			dw O site Gro Ab Planni	ue Area: 0 vellings (0) e @(0) dph. uss profit: 0 sorption: 0 ng gain at 0%	
		bsidy at 0 inability at 0					bsidy at 0 inability at 0			S Sust	ubsidy at 0 ainability at 0				ibsidy at 0 ainability at 0				ubsidy at 0 ainability at 0	
	0% Affor	dable Hou	using		C	0% Affor	dable Hous	ing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou	sing		0% Affo	rdable Hous	ing
TEST 1	18 SHEET 1			TE	ST 18 S	SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
1	DOWN	GREENFIELD	UP	\dashv		DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	\dashv	REDU DOWN	CTION TO AFFOR	DABLE
0	- DOWN		- JP	0		-	middle	-	0	- DOWN	midDLE	- UP	0	- LOWIN	miDULE -	-	0	0%	0%	0%
0	-		-	0		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	-	0	-	-		0	-	-		0	0%	0%	0%
0	-		Ē	0		-		-	0		-		0	-	-		0	0%	0%	0%
0			-	0		-		-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
ő				-			-		0		-		ő				ő	0%	0%	0%
0	-	-	-	0		-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0			-	0				-	0		-		0				0	0%	0%	0%
0	-		_	0		-		-	0	_	-		0		-		0	0%	0%	0%
0			-	0				-	0		-	-	0			-	0	0%	0%	0%
ō				0		-			ő	-			0	-			ő	0%	0%	0%
0	-	-	-	0		-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			_	0					0		- Value Area:	0	0	-	-		0	0%	0%	0%
										F	O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. D%								

Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0	Value Area: 0
0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)
0 site @(0) dph. Gross profit: 0	O site @(Ŏ) dph. Gross profit: O	O site @(Ŏ) dph. Gross profit: 0	0 site @(0) dph. Gross profit: 0	O site @(Ö) dph. Gross profit: 0
Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0	Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0 O% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 0% Affordable Housing	Sustainability at 0 0% Affordable Housing
TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	0 TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0	0	0	0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	Value Area: 0	U	0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0	Gross profit: 0
Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%	Absorption: 0 Planning gain at 0%
Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0
Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0				0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0	0	0 0% 0%
	0			0 0% 0% 0%
0	0	0 <u></u>		0 0% 0% 0%
0				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	<u> </u>	Value Area: 0		0.00

Figure 95 – Sensitivity Testing

Value Area: Two		y rest	Area: Two)		Value	Area: Two)		Value	Area: Two)		Value	Area: Two	
10 dwellings (10 Houses) 0.2 Hectare site @(50 DPH) dph.	(gs (10 Hous	ses)			ngs (10 Hous	es)	(gs (10 Hous	ses)			gs (10 House	es)
Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%		Absorptio	profit: (20%) n: 50 units p. gain at 100%	a.		Absorpti	profit: (20%) on: 50 units p. q gain at 1009			Absorpti	profit: (20%) on: 50 units p. g gain at 1009	.a.		Absorptio	profit: (20%) on: 50 units p.a ggain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsit	dy at £0 per unit (r	rent) & £0 per u y at £1800 per	nit (intermedia r unit	te) Subsi	dy at £0 per unit Sustainabili		nit (intermediate) unit	Subsi	dy at £0 per unit i Sustainabilit		nit (intermediat r unit	te) Subsic	ly at £0 per unit (r Sustainabilit	ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		: 30 (Social R	ent to Inter			1 SHEET 1	Rent to Inte): 30 (Social I	Rent to Inte			0:30 (Social F 1 SHEET 1	Rent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 66%	MIDDLE 47%	DABLE UP 41%
2011 (2011 2012	* *	A)	A)	2011	* *	A)	A)	2011 2012	• •	A)	A)	2011	66% 83%	47% 53%	41% 45%
2013	2013 2014	**	A)	4)	2013 2014	**	A)	A)	2013 2014	**	4 ¥	A }	2013 2014	85% 86%	55% 55%	45% 45%
2015	2015 2016	**	A >	A)	2015 2016	**	A)	A }	2015 2016	* *	* *	A)	2015 2016	153% 137%	72% 71%	52% 51%
2017	2017 2018	**	A)	A)	2017	**	A)	A)	2017 2018	• •	(*	A)	2017	117% 100%	67% 63%	49% 47%
2019	2019 2020	A >	A)	4)	2019 2020	(*	A)	A >	2019 2020	**	(*	4)	2019 2020	86% 76%	59% 56%	45% 44%
2021 (V A) A) 2022 A) A) A) A) 2023 A) A) A)	2021 2022 2023	A)	A) A)	A)	2021 2022 2023	A) A)	A)	A)	2021 2022 2023	(v	A)	A)	2021 2022 2023	68% 62% 58%	53% 51% 49%	42% 41% 39%
2024	2023 2024 2025	4)	A)	4)	2024	4)	4)	4)	2023	* * * * * * * * * * * * * * * * * * * *	**	4)	2023	55% 55%	48% 48%	39% 38%
2026	2026	**	4)	4)	2026	V.	Lilue Area: 1	* >	2026	*>	4)	4)	2026	54%	47%	38%
Value Area: IWo 10 dwellings (10 Houses) 0.2 Hectare site ((c) DPH) ghn.	(10 dwelling 0.2 Hectare s	Area: 1W 0 gs (10 Hous ite @(50 DF	ses)		Abs Plate of per under the sustain suutus suutus suutuu suutus suutus suutus suutus suutus suutus suutus suutus suutuu	Affordable Hoocial Rent to International Rent	s p.a. 00% er unit (interme per unit susing ermediate) es)		10 dwellin 0.2 Hectare s	• Area: Two gs (10 Hous ite @(50 DF	ses)	<u> </u>	10 dwelling 0.2 Hectare s	: Area: Two gs (10 Hous ite @(50 שו	es) H) dph.
Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsid	Gross Absorption Planning dy at £0 per unit (in Sustainability 30% Affor	profit: (20%) In: 30 units p. Igain at 100% Tent) & £0 per u Igain at 21800 per Igain at 21800 per Igain at 21800	a. 6 nit (intermedia r unit using		Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	ty at £1800 pe ordable Hou	nit (intermediate) unit unit	Subsid	Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (20%) on: 30 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	.a. 6 nit (intermediat r unit using	te) Subsic	Gross Absorptio Planning by at £0 per unit (r Sustainability 30% Affo	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 2 SHEET 1		1: 30 (Social R 2 SHEET 1		rmediate)		2 SHEET 1		mediate)): 30 (Social I 2 SHEET 1		rmediate)	TEST	0:30 (Social F 2 SHEET 1		
GREENFIELD DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 66%	MIDDLE 47%	UP 41%
2011	2010 2011 2012	A)	A)	A)	2011	<u> </u>	A)	A)	2011	**	A)	A)	2011	66%	47% 47% 53%	41%
2013	2013	**	A)	A)	2013	••	A)	A)	2013	• •	1 *	A)	2013	86% 86%	55% 55%	45% 45%
2016	2015 2016	**	A)	A)	2015 2016	**	A)	A)	2015 2016	**	**	A)	2015 2016	149% 133%	71% 70%	52% 50%
2017	2017 2018	**	A)	A)	2017 2018	**	A)	A)	2017 2018	**	1 +	A)	2017 2018	113% 97%	66% 62%	49% 47%
2019	2019 2020	* *	A >	A)	2019 2020	4.4	A)	A }	2019 2020	* *	4 ¥	A)	2019 2020	84% 74%	58% 55%	45% 43%
2021	2021 2022	A):	*>	*)	2021	A)	A)	A)	2021 2022	· ·	A }	A)	2021	66% 61%	52% 50%	41% 40%
2023	2023 2024	* >	A)	4)	2023 2024	* >	A)	A)	2023 2024	4 +	* >	A)	2023 2024	57% 55%	48% 47%	39% 38%
2025	2025 2026	A >	*)	4)	2025 2026	A)	alue Area: 1	A)	2025 2026	*)	*)	* >	2025 2026	54% 53%	47% 47%	38% 38%
Value Area: Two 10 dwellings (10 Houses) 0.2 Hectare site @(50 DPH) dph.		Value 10 dwelling 0.2 Hectare si	Area: Two	ses)		0.2 Hec C Abs Pic sidy at E0 per u Sustain 30% 70:30 (S Value	Affordable Ho ocial Rent to Internal Area: Two ags (10 House	PH) dph. %) s p.a. 200% leer unit (interme per unit susing ermediate) 00S 00S		Value 10 dwellin 0.2 Hectare s	Area: Two	ses)		Value 10 dwellin 0.2 Hectare s	Area: Two	25)
Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 30% Affordable Housing	Subsid	Gross Absorption Planning By at £0 per unit (in Sustainability 30% Affor	profit: (20%) in: 70 units p. gain at 100% rent) & £0 per u y at £1800 per rdable Hou	a. 6 nit (intermedia r unit using	ite) Subs	Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	a. hit (intermediate) unit unit	Subsit	Gross Absorpti Plannin dy at £0 per unit i Sustainabilit 30% Affo	profit: (20%) on: 70 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	a. 6 nit (intermediat r unit using	te) Subsic	Gross Absorptio Planning ly at £0 per unit (r Sustalnability 30% Affo	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit sing
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1 GREENFIELD		3 SHEET 1	INDUSTRIAL1	rnediate)		3 SHEET 1	Rent to Inte	mediate)): 30 (Social I 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 3 SHEET 1 REDUC	CTION TO AFFOR	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 66%	MIDDLE 47%	UP 41%
2011 (2011 2012 2013	*) * *	A) A)	A)	2011 2012 2013	* · ·	A)	A) A)	2011 2012 2013	**	A) A)	A)	2011 2012 2013	66% 83% 85%	47% 53% 55%	41% 45% 45%
2014	2014 2015	**	A)	A)	2014 2015	**	A)	A)	2014 2015	**	(v	A)	2014 2015	86% 153%	55% 72%	45% 52%
2016	2016 2017	**	A)	A)	2016 2017	• • •	A)	A)	2016 2017	**	- ;;	A)	2016 2017	137% 117%	71% 67%	51% 49%
2018	2018 2019 2020	* * * * * * * * * * * * * * * * * * *	A) A)	A)	2018 2019 2020	**	A) A)	A) A)	2018 2019 2020	**	1 *	A) A)	2018 2019 2020	100% 86% 76%	63% 59% 56%	47% 45% 44%
2021 (2021 2022	A }	A):	A)	2021 2022	4)	A)	A)	2021 2022	(v	A)	A)	2021 2022	68% 62%	53% 51%	42% 41%
2023	2023 2024	A >	A >	4)	2023	A)	A)	A)	2023 2024	4)	A)	A)	2023	58% 55%	49% 48%	39% 39%
2025	2025 2026	* >	A)	4)	2025 2026	A)	alue Area: 1	A)	2025 2026	4)	4)	4)	2025 2026	54% 54%	47% 47%	38% 38%
					Sul	10 d 0.2 Hed 0 Abs Pla ssidy at E0 per u Sustair 30%	wellings (10 Ho stare site @(50 I bross profit: (20 corption: 70 unit anning gain at 1	uses) OPH) dph. %) s p.a. OO% er unit (interme	ediate)							

10 dwe 0.2 Hectar Gn Absor Plar Subsidy at £0 per u Sustainai	lue Area: Two llings (10 Houses) e site @(50 DPH) dph. oss profit: (20%) ption: 50 units p.a. nning gain at 50% nit (rent) & £0 per unit (intermedi- bility at £1800 per unit ffordable Housing		dwelling 0.2 Hectare S Gross Absorpti Plannir idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ig gain at 50%	s) 'H) dph. a. hit (intermedial		dwelling 0.2 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	e Area: Two gs (10 House site @(50 DF s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per uty at £1800 per brdable Hou	S) 'H) dph. a. hit (intermediate		dwelling 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. init (intermediator unit	e) Subsid	dwelling 0.2 Hectare S Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	H) dph. t (intermediat
70:30 (Socia	al Rent to Intermediate)		D: 30 (Social I	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	mediate)	70	0:30 (Social I				'0:30 (Social F		
EST 4 SHEET 1	GREENFIELD	TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN 010	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 46%	UP
011	A) A)	2010	4)	4)	4)	2010	A)	4)	4)	2010		4)	4)	2010	61%	46%	40% 40%
012	A) A)	2012	* >	.,	* >	2012	4+	.,	* >	2012	~ ~	A }	* >	2012	76%	51%	44%
013	A) A)	2013	1 *	4)	A)	2013	(v	A)	A >	2013	**	A)	A >	2013	78%	52% 53%	44%
015	(v A)	2015	**	۸)	A >	2015	**	A)	A >	2015	~ ~	~ ~		2015	128%	67%	50%
016	A) A)	2016	**	A)	*)	2016	••	A)	A >	2016	••	· ·	A)	2016	118%	66% 63%	49% 48%
018	A) A)	2017	••	4)		2017		4)	4)	2017		1.	4)	2017	89%	60%	46%
019	A) A)	2019		.)	* >	2019		.,	* >	2019	**	4.4	.,	2019	79%	56%	44%
020	A) A)	2020	A >	4.)	.,	2020		A)	A >	2020	1.	A)	A >	2020	70% 64%	53% 51%	42% 41%
022	A) A)	2022	* >	. >	* >	2022	* >	. >	* >	2022	4.4	* >		2022	59%	49%	40%
023	A) A)	2023	A >	*)	A)	2023	* >	A)	A):	2023	A >	A)	A >	2023	55% 53%	47% 46%	38% 38%
025	4) 4)	2024	4)	4)		2024	*)	4)	4)	2024	4)	4)	4)	2024	52%	46%	38%
26	A) A)	2026	A >		* >	2026	* >	alue Area: T	A >	2026	4.)	A }	* >	2026	51%	46%	37%
10 dwe 0.2 Hectar Gr Absor Plan	lue Area: Two Illings (10 Houses) e site @(50 DPH) dph. oss profit: (20%) ption: 50 units p.a. ning gain at 200%		dwelling 0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 200%	s) 'H) dph. a.		Sustai 309 70:30 (S Valu dwelling 0.2 Hectare Gross Absorpt Plannir	unit (rent) & E0 p nability at £1800 6 Affordable Ho social Rent to Int e Area: Two gs (10 House site @(50 Df s profit: (20%) ion: 50 units p. ng gain at 200%	per unit pusing ermediate) S) 'H) dph.		dwelling 0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	es) PH) dph. .a. 6		dwelling 0.2 Hectare s Gross Absorption	profit: (20%) on: 50 units p.a g gain at 200%	H) dph.
Subsidy at £0 per u Sustainal 30% A 70:30 (Socia	nit (rent) & £0 per unit (intermedi bility at £1800 per unit ffordable Housing al Rent to Intermediate)	7/	dy at £0 per unit i Sustainabilit 30% Affo 0:30 (Social I	rent) & £0 per un y at £1800 per rdable Hou	nit (intermediat · unit i sing	70	Sustainabili 30% Affe 0:30 (Social	(rent) & £0 per u ity at £1800 per ordable Hou Rent to Inter	nit (intermediate · unit is ing	70	dy at £0 per unit Sustainabili 30% Affo D: 30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediat r unit using	7	dy at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social F	ent) & £0 per un y at £1800 per rdable Hou	unit sing
EST 5 SHEET 1	GREENFIELD	TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	CTION TO AFFOR	DARLE.
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
11	A) A)	2010	1 *	4)		2010	4.4	A)	A }	2010		A)	4)	2010	75% 76%	51% 51%	43% 43%
12	A) A)	2012	* *	. >	* >	2012	* *	A)	A >	2012	• •	٠.٠	A 3	2012	103%	58%	47%
13	A) A)	2013	**	A)	A)	2013	**	A)	4.)	2013	**	1 *	* >	2013	106%	59% 60%	48% 48%
5 • •	V V A)	2015	**	1.7	* >	2015	**	••	A >	2015	**	~ ~	(∀	2015	247%	84%	57%
7	** *	2016	**	4)	4)	2016		1 *	A }	2016			A)	2016	161%	82% 77%	55% 53%
18	(v A)	2018	**	A)	A)	2018	**	A)	A)	2018	**	~ ~	A)	2018	130%	71%	51% 48%
0	A) A)	2020	• •		A >	2020	~ ~	* >	4)	2020		1 +	4)	2020	90%	62%	46%
2 1 **	A) A)	2021 2022	A)	A)	A)	2021	(v	A)	A):	2021 2022	**	4.4	A)	2021	78%	58% 55%	44% 42%
3	4) 4)	2022	4)	4)		2022	4)	4)	4)	2022	1 *	A)	4)	2023	64%	52%	42%
5 4	4) 4)	2024	A)	A)	A)	2024	A)		A)	2024	4+	A)	A)	2024	61% 59%	51% 50%	40% 40%
26	A) A)	2026	A >	4)	A)	2026	* >	alue Area: T	*	2026	1.7	A)	4)	2026	58%	51%	40%
10 dwe 0.2 Hectar Gr Absot Plan bisidy at £48500 per i Sustainal 30% A	Lue Area: Two Illings (10 Houses) e site @(50 DPH) dph. oss profit: (20%) ption. 50 units p. a. ning gain at 100% art (vent) £2000 per unit (ffordable Housing	iate) Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin at £4850 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per y at £1800 per	S) PH) dph. a. r unit (intermedia r unit	te) Subsid	Absorpt Plannir y at £48500 per unit Sustain 309 70:30 (5 Valut dwelling 0.2 Hectare Gross Absorpt Plannir y at £48500 per unit Sustainabili 30% Affr	ctare site @(50 t Gross profits: (20 Gross profits: (20 Gross profits: 20 unit anning gain at 2 unit (rent) & E0 granability at £1800 £ Affordable H at £1800 £ Gross profits: (20%) don: 50 units p. gross (10 House gross) (20 units p. gross profits: (20%) don: 50 units p. gross profits: (20%) don: 50 units p. gross profits: (20%) don: 50 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross p. gross profits: (20%) don: 51 units p. gross p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross p.	ps p.a. ps p.a. power unit (intermination) per unit (intermination) per unit ps premediate) ps premediate) ps premediate ps premediate premed	a) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin r at £48500 per unit Sustainabili: 30% Affo	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. 6 r unit (intermedia r unit		dwelling 0.2 Hectare s Gross Absorptio Planning by at £48500 per unit i Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per ordable Hou	H) dph. unit (intermedition) unit sing
70:30 (Social EST 6 SHEET 1	al Rent to Intermediate)		0:30 (Social I 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 6 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
10	**	2010	A)		**	2010	A	**	**	2010	1+	**	**	2010	37% 36%	31% 31%	30%
12	** **	2012	A)	* *		2012	A >	**	**	2012	(*	A)	**	2012	45%	35%	32%
13	A) A)	2013	A)	4)	4)	2013	A)	A)	4)	2013	1+	A }	A)	2013	47% 47%	35% 36%	32% 33%
15	A) A)	2015	**			2015	•••	A)	A Þ	2015	**	4.4	A >	2015	87%	48%	39%
16	A) A)	2016	(*	A)	4)	2016	4 *	A)	A)	2016 2017	**	4 *	A)	2016	80% 69%	48% 46%	38% 37%
18 🕶	A) A)	2018	* >	* >	* >	2018	A >	A)	A >	2018	• • •	* >	* >	2018	61%	43%	36%
19 4 7	A) A)	2019 2020	A >	4)	A)	2019	A)	4)	A)	2019	4.4	A)	A)	2019 2020	55% 50%	41% 40%	35% 34%
121	A) A)	2021	A >	* >	. >	2021		.,	A >	2021		4)	A >	2021	46% 43%	39%	33%
23	A) A)	2022 2023	A P	A)	4)	2022	A >	4)	A }	2022	4)	4)	4)	2023	41%	37%	32%
24 4		2024 2025	A P	**	**	2024 2025	A)	**	**	2024 2025	.)	**	**	2024	40% 39%	36% 36%	32% 31%
26	11 11	2026	4)	**	**	2025	* >	**	**	2025	4)	11	**	2025	39%	36%	31% 31%
						Subsidy	10 c 0.2 Her 4 Ab: PI at £48500 per u Sustai 309	alue Area: T dwellings (10 Hori ctare site @(50 E Gross profit: (20 sorption: 50 unit anning gain at 11 unit (rent) & £26 nability at £1800 6 Affordable Ho social Rent to Int	uses) OPH) dph. %) s p.a. DO% DOO per unit (in per unit	termedi	ate)						

Subsidy a	10 dwellin 1.2 Hectare s Gross Absorptic Planning at £25000 per unit Sustainabilit 30% Affo : 30 (Social F	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 pe erdable Hou	ses) PH) dpha. 6 ir unit (intermedia r unit using	ite) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 30% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 per prdable Hou	S) PH) dph. a. crunit (intermedia	te) Subsidy	dwelling 0.2 Hectare Gross Absorpt Plannir y at £25000 per unit Sustainabili 30% Affe 0:30 (Social	e Area: Two gs (10 House site @(50 Di s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £22000 pc ity at £1800 pe prdable Hou Rent to Inte	S) PH) dph. a. if in unit (intermediate) r unit using	Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare s Gross Absorptic Planning y at £25000 per unit Sustainabilit 30% Affo 0: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per ordable Hou	H) dph. unit (intermediate) unit sing
TEST 7	7 SHEET 1	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL		TEST	7 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN 49%	MIDDLE 38%	UP 35%
2011 2012	*)	A >	A)	2011	A)		A)	2011	4)		A)	2011 2012	4.*	A)	A)	2011	49%	38% 43%	35% 38%
2013	1.	* >		2013	* >		A >	2013	A >			2013	• • •	* >	A >	2013	61%	44%	38%
2014 2015	4 +	A >	4.)	2014	A P	4)	A)	2014	* *	A)	4)	2014 2015	**	A) (v	A)	2014	63%	44% 57%	38% 44%
2016 2017	**	A >	A >	2016	**	A)	A)	2016	**	A)	A)	2016 2017	**	1 *	A)	2016	104%	57% 55%	44% 42%
2018		* >	* >	2018	4.4	A >	* >	2018	• • •	A)	* >	2018	• • •		A.)	2018	77%	52%	41%
2019 2020	(v	A P	4.)	2019	* >	A >	A)	2019	A):	A)	A)	2019 2020	**	A)	A)	2019	68%	49% 47%	39% 38%
2021 2022	A)	A >	A)	2021 2022	A)	4)	A)	2021	A >	A)	A)	2021 2022	(v	A)	A)	2021	55% 51%	45% 43%	37% 36%
2023	4)	4)	4)	2023	4)	. >	4)	2023	A >	4)	A >	2023	4)	4)	A >	2023	48%	42%	35%
2024 2025	A)	A P	A >	2024	A }	4)	A }	2024	A >	A)	4)	2024 2025	A >	A >	A)	2024 2025	47% 46%	41% 41%	35% 34%
2026	4.)	A.)	A)	2026	*)	4.)	A.)	2026	* >	alue Area:	A P	2026	* >	4.1	*)	2026	45%	41%	34%
Subsidy i	10 dwellin 1.2 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 pe rdable Hou	ses) PH) dph. a. a. 6 ar unit (intermedia r unit using	ite) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilii	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per prdable Hou	S) PH) dph. a. crunit (intermedia	te) Subsidy	309 70:30 (S Valu dwelling 0.2 Hectare Gross Absorpt Plannir (at £36000 per unit Sustainabill 30% Aff	nability at £1801 6 Affordable H 6 ocial Rent to Im e Area: Two gs (10 House site @(50 Di) lon: 50 units p ng gain at 1009 (rent) & £24000 pe ty at £1800 pe Rent to Inte	ermediate) PH) dph. a. r unit (intermediate) r unit) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning y at £36000 per unit i Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	(a)) H) dph. Junit (intermediate) unit sing
	SHEET 1		illediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		iniediate)		8 SHEET 1		
[DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	A)	A P	A >	2010	A }	4)	A)	2010	A >	A)	A)	2010 2011	4 *	A)	A)	2010	43% 43%	35% 35%	32% 32%
2012 2013	4.)	4.)	A)	2012	A)	A)	4.)	2012	A >	4.)	A)	2012 2013	••	4.1	A)	2012	54% 55%	39% 40%	35% 35%
2014	17	**	A >	2014	* >	*>	*>	2014	* >	4)	* >	2014	**	A >	* >	2014	56%	40%	35%
2015 2016	**	A >	A >	2015	**	A)	A)	2015	**	A)	A)	2015 2016	**	1 *	*>	2015 2016	101% 93%	52% 53%	42% 41%
2017 2018	**	* >		2017	V V	A)		2017	4.4		A.)	2017 2018	**	4.4	A >	2017	80%	50% 48%	40% 39%
2019	(*	A P	A)	2019	A)	* >	A)	2019	* >	A)	A)	2019	**	A)	A)	2019	62%	45%	37%
2020 2021	4)	A >	A >	2020	A }	A >	A }	2020	A >	A)	*>	2020 2021	(v	A)	A)	2020	55% 51%	44% 42%	36% 35%
2022 2023	A)			2022	A)	. >		2022	A)		A)	2022 2023	A)	A)	*>	2022	47% 45%	41% 39%	34% 34%
2024	*)	**	* *	2024	A >	* *	* *	2024	* >	**	**	2024	* >		* *	2024	44%	39%	33%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	4.)	**	**	2025 2026	* >	**	**	2025 2026	43% 42%	38% 38%	33% 33%
	Valu	ue Area: 0				ue Area: 0		Subsidy	10 c 0.2 Her Ab: Ab: at £36000 per L Sustai 309 70:30 (\$ Val	alue Area: 1 wellings (10 Ho Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 Affordable H social Rent to In ue Area: 0	uses) DPH) dph. %) s p.a. DO% DOO per unit (int per unit	ermedia	Valu	ue Area: O				ue Area: 0	
	0 site	vellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.			0 sit	vellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.	
	Ab	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0			Al	oss profit: 0 osorption: 0			Ab	ss profit: 0 sorption: 0			Abs	ss profit: 0 sorption: 0	
	Su	ng gain at 0% ibsidy at 0			Su	ng gain at 0% ibsidy at 0			S	ing gain at 0% ubsidy at 0			Su	ng gain at 0% ıbsidy at 0			Su	ng gain at 0% ibsidy at 0	
	Susta 0% Affor	inability at 0 dable Hou	sing		Susta	inability at 0	sing		0% Affo	ainability at 0 rdable Hou	sing		Susta	inability at 0 rdable Hou	sing		Susta	inability at 0	ing
TEST 9	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
r	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDUC	MIDDLE	DABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0			=	0	=			0				0	=		-	0	0%	0%	0%
0			=	0			=	0	-	-		0	=			ő	0%	0%	0%
0		-	=	0	-	-	=	0	-	-		0	-	-	-	o	0% 0%	0% 0%	0% 0%
0	_		=	0	-	-	=	0	-	-		0	-		-	0	0% 0%	0% 0%	0% 0%
0	- :		-	0			-	0	-	-	-	0				0	0% 0%	0% 0%	0% 0%
0			-	0		-	-	0	-	-	-	0	-		-	0	0% 0%	0%	0%
0	-	-	-	0			-	0	-			0	-		-	0	0%	0%	0%
0		-	-	0				0	-	-		0	-	-	-	o o	0%	0%	0%
U				U			-	U	-	- Value Area:		ď				ĮU	0%	0%	0%
										O dwellings (0 O site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho	n. 1 0%								

TEST 10 SH	0 dw 0 site Gros Abso Plannin Sub Sustali % Afford	e Area: 0 ellings (s) ellings (s) ell() qph. ell() qph. s profit: 0 orption: 0 g gain at 0% solid ya to g gain at 0% solid ya to dable Hous 0 GREENFIELD	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 e Area: 0 e (O) diffusion (O) diff	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gre Gre Gre Ab Planni Susta O'M Affort 10 SHEET 1 DOWN	ue Area: 0 sellings (0) sell	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) dph. self (0) dph. se	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor	ie Area: 0 ellings (0) ellings (0) dellings	
0.2 H Subsidy at £	O dwelling lectare si Gross p Absorption Planning to per unit (n ustainability O% Affor	Area: Two gs (10 Hous te @(50 DP orofit: (20%) n: 50 units p.: gain at 100% ent) & £0 per ur y & £60 per rdable Hou ent to Inter	es) H) dph. a. it (intermediate) unit) Subsid	dwellings 0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (i Sustainabilit	profit: (20%) in: 50 units p.a j gain at 100% rent) & £0 per un y at £600 per i rdable Hou	i) H) dph. i: it (intermediate unit sing) Subsi	Value dwelling 0.2 Hectare's Gross Absorpti Plannin idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	s) H) dph. a. int (intermediate) unlit	Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per ordable Hou	es) PH) dph. a. 6 init (intermediate unit) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per un rdable Hou	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020		GREENFILD MIDDLE MIDDLE A) A) A) A) A) A) A) A) A) A) A) A) A)	UP		DOWN 11 SHEET 1 DOWN 1 SHEET 1 TOWN INDUSTRIALE INDUST	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	11 SHEET 1 DOWN	INDUSTRIALS A) A) A) A) A) A) A) A) A) A	UP		JOSEPH STATE OF THE STATE OF TH	PIDLE PIDLE	UP		11 SHEET 1	CTION TO AFFORM		
0.2 H Subsidy at £	O dwelling lectare si Gross p Absorption Planning 60 per unit (r Sustainabili 0% Affor (Social R	Area: Two ys (10 Hous te @(50 DP or: 50 units p.: gain at 100% ent) & 60 per ur 'dable Hou ent to Inter	es) H) dph. a. bit (intermediate) init ising) Subsid	dwellings 0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (i Sustainabil	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	i) H) dph. i. it (intermediate hit sing) Subsi	Absolute Abs	hability at £600 of Affordable Ho ocial Rent to Interpretation of Affordable House (Stopen of Education of Affordable House (Stopen of Education of Affordable House o	p.a. 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabi	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	es) PH) dph. a. 6 init (intermediate unit using) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	H) dph. t (intermediate) nit sing
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2021 2022		GREENFIELD MIDDLE A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN	INDUSTRIAL1 MIDDLE A) A) A) A) A) A) A) A) A) A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN	NDUSTRIAL2 MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN TOWN	PDL MIDDLE	UP (A) (A) (A) (A) (A) (A) (A) (A) (A) (A)	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026		MIDDLE 40% 40% 52% 53% 54% 69% 68% 61% 57% 68% 64% 61% 45% 46% 40%	DABLE UP 40% 40% 44% 44% 644% 651% 50% 48% 46% 45% 45% 45% 43% 41% 40% 39% 38% 38%

Subsid	10 dwelling 0.2 Hectare s Gross Absorptic Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. 6 init (intermediate) r unit using) Subsi	dwelling 0.2 Hectare s Gross Absorption Planning dv at £0 per unit i	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	s) H) dph. a. it (intermediate unit sing	e) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannir	iprofit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate) r unit	Subsi 50	dwelling	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. int (intermediate r unit unit using	e) Subsid	dwellings 0.2 Hectare si Gross p Absorptio Planning	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per un y at £1800 per rdable Hou	S) H) dph. i. it (intermediate) unit sing
IESI	IS SHEET I	GREENFIELD		IESI	13 SHEET I	INDUSTRIAL1		IESI	13 SHEET I	INDUSTRIAL2		IESI	13 SHEET I	PDL		IESI	REDUC	TION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 57%	MIDDLE 41%	UP 35%
2010	A)	4)	4)	2011	4)	4)	4)	2010	4)	4)	4)	2011		4)	4)	2010	57%	41%	35%
2012 2013	* *	A }	A)	2012	4)	A)	4)	2012	1 *	4)	A)	2012 2013	* *	A)	4)	2012	72% 74%	46% 47%	39% 39%
2013	**	A)	4)	2014	4)	4)	4)	2014	1.*	4)	4)	2014	**	4)	4)	2013	74%	48%	39%
2015 2016	* *	A } A }	A)	2015 2016	~ ~	A)	4)	2015 2016	* *	A)	A):	2015 2016	* *	* *	A)	2015 2016	133%	62% 61%	45% 44%
2016	**	*)	4)	2016		4)	4)	2016		4)	4)	2016	• • •		4)	2016	101%	58%	44%
2018	**	* >	* >	2018	**	A.)	* >	2018	**	A)	* >	2018	**		A)	2018	86%	54%	40%
2019 2020	(*	A }	4)	2019	A)	*)	4)	2019	4 *	4)	A >	2019 2020	**	A)	A)	2019	74% 65%	51% 48%	39% 37%
2021	*>	* >	* >	2021	* >	* >	* >	2021	A }	* >	* >	2021	4.*	*>	* >	2021	59%	46%	36%
2022 2023	A)	A)	A)	2022	A)	A)	4)	2022	A >	4)	A >	2022 2023	4 ¥	A)	A)	2022	54% 49%	44%	34% 33%
2024	* >	* >	* >	2024	* >	* >	* >	2024	* >	* >	* >	2024	* >	A >	* >	2024	48%	41%	33%
2025 2026	A)	A }	A)	2025	A)	A)	4)	2025	A >	A)	A)	2025 2026	A >	A)	A)	2025	47% 46%	40% 41%	32% 32%
0	Value 10 dwellin 0.2 Hectare s	Area: Two gs (10 Hous ite @(50 DF	ses)		Value dwelling 0.2 Hectare s	• Area: Two s (10 House ite @(50 DP	5)		Ab: Pl osidy at E0 per u Sustai 30% 50:50 (S	hability at £1800 6 Affordable Ho locial Rent to Inte 6 Area: Two 15 (10 House	%) s p.a. 200% eer unit (interme per unit susing ermediate) S)		Value dwelling 0.2 Hectare s	e Area: Two ps (10 House site @(50 DF	es)			Area: Two s (10 House: tte @(50 DP	5)
Subsid	Gross Absorption Planning dy at £0 per unit (in Sustainability 30% Affor 100 (Social F	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	a. 6 nit (intermediate) r unit using) Subsi	Gross Absorption Planning dy at £0 per unit in Sustainabilit 30% Affor 100 (Social I	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	a. iit (intermediate unit sing	e) Subsi	Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe 100 (Social	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	a. hit (intermediate) unit using	Subsi 0:	Gross Absorption Plannin dy at £0 per unit of Sustainabilit 30% Affor 100 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	.a. 6 nit (intermediate r unit using	e) Subsic	Gross p Absorptio Planning dy at £0 per unit (re Sustainability 30% Affor 0:100 (Social R	profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per un y at £1800 per rdable Hou	i. it (intermediate) unit s ing
TEST 1	14 SHEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1 REDUC	TION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE 25%	UP
2010 2011	A >	**	**	2010 2011	4)	**		2010	4.)	**	**	2010 2011	4.)	**	**	2010	35% 35%	25%	20% 21%
2012	* >	* >	* >	2012	* >	* >	* >	2012	* >	* >	A F	2012	(*	A >	* >	2012	45%	27%	22%
2013 2014	A)	A }	A)	2013 2014	A)	4)	4)	2013	A >	4)	*)	2013 2014	1+	A)	A)	2013	46% 46%	28% 28%	23% 22%
2015	• •	* >	A >	2015	~ ~	4.)	* >	2015	* *	.,	A >	2015	* *	.)	* >	2015	82%	37%	26%
2016 2017	**	A }	A >	2016 2017	v v	A)	4)	2016	4.4	A)	A)	2016 2017	**	A)	A)	2016	73% 61%	36% 34%	25% 24%
2018	4.4	A >	* >	2018	A >	A >	* >	2018	* >	A >	A F	2018	**	* >		2018	52%	32%	23%
2019 2020	4)	4.)	A)	2019	A)	A)	4)	2019	4)	4)	A)	2019 2020	4.4	4)	4)	2019	45% 39%	30% 28%	22% 21%
2021	A)	* >	* >	2021	* >	* >		2021	* >	.,	* >	2021	* >	A >	*)	2021	35%	27%	20%
2022 2023	A)	**	**	2022 2023	A)	**	**	2022 2023	A >	**	**	2022 2023	* >	**	**	2022 2023	32% 29%	25% 24%	19% 18%
2024	4)		**	2024	4)	**		2024	* >		**	2024	*)	**		2024	28%	23%	18%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	27% 27%	23%	18%
	Valu O du	ie Area: 0			Valu	ue Area: 0		Sul	10 c 0.2 Her Ab: Sustai 30% 0:100 (S Val	hability at £1800 6 Affordable Ho locial Rent to Intue Area: 0	uses) DPH) dph. 36) s p.a. DO% eer unit (interme	diate)		ue Area: 0				e Area: 0	
TEST 1	O site Gro Abs Plannir Su Susta	rellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hou	sing	TEST	O site Gro Ab Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	sing	TEST	O sit Gr Al Plann S Sust	wellings (0) e @(0) dph. be profit: 0 be pro	sing	TEST	O site Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing	TEST	O site Gros Abs Plannin Sut Sustai	ellings (0) @(0) dph. ss profit: 0 corption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	ing
-	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	╡	REDUC	TION TO AFFOR	DABLE UP
0 0 0	- - -	- - -	- - -	0 0 0	- - -	- - -	- - -	0 0	- - -	- - -	- - -	0 0 0	- -	- - -	- - -	0	0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	0	-		-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0				0			-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0				0				o o				0	0%	0%	0%
0	-		-	0			-	0	-		-	0 0	-	-	-	0	0%	0%	0%
0	-	-		0				0	-		-	0	-	-		0	0%	0%	0%
0				0	-			0	-	- Value Area:	0	U	-	-		0	0%	0%	0%
									F	O dwellings (0) O site @(0) dpt Gross profit: 0 Absorption: 0 Itanning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0								

Subsidy	10 dwellin 2 Hectare s Gross Absorptio Planning at £0 per unit (profit: (25%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hor	ses) PH) dph. .a. .a. unit (intermedier unit using	ste) Subs	dwelling 0.2 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) "H) dph. a. bit (intermediate unit	e) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannli idy at £0 per unit Sustainabil	s profit: (25%) don: 50 units p ng gain at 100% (rent) & £0 per u ity at £1800 per ordable Ho	es) PH) dph. a. finit (intermediate) r unit using) Subsi	dwelling D.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin by at £0 per unit (Sustainabili	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) H) dph. a. it (intermediate) unit sing
TEST 16	6 SHEET 1		i illediate)	TEST	16 SHEET 1		mediate)		16 SHEET 1		illediate)	TEST	16 SHEET 1		iniediate)		16 SHEET 1		
lг	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	CTION TO AFFOR	DABLE UP
2010	~ ~	* >	A >	2010		* >	A >	2010		* >	* >	2010	* *	*	A >	2010	74%	50% 50%	42%
2011	**	*)	A >	2011		A >	A)	2011		A)	A)	2011	**	4.4	A)	2011	74% 101%	50% 57%	42% 46%
2013	~ ~	* >	* >	2013	**	A >	*>	2013		. >	* >	2013	* *	4.4		2013	104% 105%	58%	47%
2014	**	A)	A >	2014	**	A)	A)	2014	**	A)	A)	2014	**	4 *	A)	2014	105%	59% 83%	47% 56%
2016	~ ~	• •	A >	2016	**	4.4	A >	2016		~ ~	A >	2016	**	• •	A >	2016	207%	81%	54%
2017	**	4.4	A)	2017	**	A)	A)	2017	**	(v	A)	2017 2018			A >	2017	160%	76%	52% 50%
2019		* >		2019	••			2019	**	A)	4.)	2019	**	**	. >	2019	105%	64%	47%
2020 2021	••	4)	A)	2020 2021	••	A)	A)	2020	4.4	4)	A):	2020 2021	**	(v	A)	2020 2021	89%	60% 57%	45% 43%
2022	(*	*)	*)	2022	A)	4)	4)	2022	A)	4)	4)	2022	**	1.0	4)	2022	69%	54%	42%
2023 2024		* >	A >	2023 2024	* >		A)	2023	* >	* >	* >	2023 2024	**	A)		2023 2024	63%	51% 50%	40% 39%
2024	4)	*)	A >	2024	A)	A >	*)	2024	* >	4)	A)	2024	(v	*)	* >	2024	60% 58%	49%	39%
2026	*)	* >	* >	2026	* >	*)	* >	2026	* >	alue Area:	* >	2026	4.4	* >	*>	2026	57%	50%	39%
	Valen	A T			Value	A T		Sul	0.2 He Ab Pl osidy at £0 per t Sustai 309 70:30 (5	dwellings (10 Ho ctare site @(50 Gross profit: (25 sorption: 50 uni anning gain at 1 unit (rent) & E0 nability at £180 6 Affordable H Social Rent to In e Area: Twy	OPH) dph. %) s p.a. 00% oer unit (interme) per unit ousing termediate)	ediate)	Velor				Valor		
Subsidy	10 dwellin 2 Hectare s Gross Absorptio Planning at £0 per unit (Sustainabilit 30% Affo	profit: (17%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Ho	ses) PH) dph. .a. .a. unit (intermedier unit using	ste) Subs	dwelling 0.2 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit 30% Affo	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) "H) dph. a. bit (intermediate unit	e) Subs	dwelling 0.2 Hectare Gross Absorpt Plannii idy at £0 per unit Sustainabil 30% Affo	gs (10 House site @(50 Di s profit: (17%) don: 50 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Ho	es) PH) dph. a. finit (intermediate) r unit using) Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilli 30% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabili 30% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) H) dph. a. it (intermediate) unit sing
70::	30 (Social F 7 SHEET 1	Rent to Inte	rmediate)	7	0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)	70	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
IESI II	/ SHEET I	GREENFIELD		IESI	17 SHEET I	INDUSTRIAL1		IESI	17 SHEET I	INDUSTRIAL2		IESI	17 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 46%	UP 40%
2010	<u> </u>	*)	* * *	2010	4)	4)		2010		4)	4)	2010	**	4)	4)	2010	62%	46%	40%
2012	~ ~	*)		2012	* >	A)		2012	4.*	* >	**	2012 2013	* *	A)	*>	2012	76%	52% 52%	44% 44%
2013	**	*)	A >	2013	1.	4)	A >	2014	1.	A)	A)	2014	**	*)	A)	2014	78%	53%	44%
2015 2016	~ ~	* >	A >	2015 2016	* *		A)	2015 2016	* *	A)	* >	2015 2016	* *	* *		2015 2016	127%	67%	50% 50%
2016		*)	A >	2016	•••	A)	A)	2016		A)	A }	2016	**	1.	A)	2016	102%	63%	48%
2018 2019	• •	**	4)	2018	* *	A):	A)	2018	**	A)	A)	2018 2019	* *	4.4	A)	2018	89%	60% 57%	46% 44%
2019	1 +	*)	4)	2019	A)	4)		2019	4.0	4)	4)	2019	**	4)	4)	2019	71%	54%	44%
2021	A)	* >	A)	2021	A)	A)	A)	2021	A)	4)	A)	2021 2022	4.4	A)	A)	2021	65% 59%	52% 49%	41% 40%
2022	4)	*)	4.7	2022	4)	4)	4)	2022	4)	4)	4)	2022	4.)	4)	4)	2022	55%	47%	39%
2024	* >	* >	A >	2024	* >	* >	A >	2024	* >	* >	* >	2024	* >	* >	A >	2024	54%	46%	38%
2025 2026	4 >	**	**	2025 2026	A }	**	**	2025 2026	* >	**	**	2025 2026	A)	**	**	2025 2026	52% 52%	46% 46%	38% 38%
	O dw O site Gro Abs Plannii Su Susta	le Area: 0 rellings (0) re (0) dph. ress profit: 0 region at 0% bsidy at 0 ress profits at 0% region at 0% region at 0% region at 0%			dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous	Sing	Sul	0.2 He Ab Pl posidy at E0 per v Sustai 309 70:30 (5 Val dv 0 Sit Gr Al Planr S Sustai	dwellings (10 Hz ctare site @(50 Gross profit: (17 scorption: 50 uni anning gain at 1 unit (rent) & E0 nability at E180 6 Affordable H Social Rent to In use Area: 0 wellings (0) tet @(0) dph. oss profit: 0 sosorption: 0 ulping gain at 0% ubsidy at 0 alanability at 0 rordable Hou	OPH) dph. %) s p.a. 00% ser unit (interme) p per unit busing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hou	sing		dw O sit Gro Ab Planni Si Sust:	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing
		0	ising		U 76 AIIUI	0	sing		U% AIIC	0	siriy		0 % AIIU	0	sing			0	sing
TEST 18	B SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1	OTION TO :	
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ŏ F				0	-			0				o				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0		-		0			-	0				0	0%	0%	0%
0	-			o		-		0				o				0	0%	0%	0%
0				0		-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
ő				ő	-			0	-	-		ō	-			ō	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-	-		0	-		-	0		-	-	0	0%	0%	0%
0	-	-	-	ō		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-			0	-			0				0	0%	0%	0%
									ı	O dwellings (0 0 site @(0) dp Gross profit: Absorption: CPlanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 19 SHEET 1	TEST 19 SHEET 1	0 TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0% 0%
0	0	0	0	0 096 096 096 0 096 096 096
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0%
0	·	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 20 SHEET 1			0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0 <u></u>	0	0 0% 0% 0% 0 0% 0% 0%
0	0		·	0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 develings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		

Figure 96 – Sensitivity Testing

Subsid	10 dwellin .2 Hectare s Gross Absorptic Planning y at £0 per unit (Sustainabilit 30% Affo	e Area: Two gs (10 Hous gs (10 Hous gs (10 Hous gs (10 Hous gs) gs) gs) gs) gs) gs) gs) gs) gs) gs	es) H) dph. a. iit (intermedial	e) Subsi	10 dwellin 0.2 Hectare s Gross Absorptic Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) H) dph. a. hit (intermediate unit	e) Subsi	10 dwellir 0.2 Hectare : Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. binit (intermediate) r unit using	Subsi	10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	ses) PH) dph. a. 6 nit (intermediator unit	e) Subsid	10 dwellin 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	dph. dph. i (intermediate unit
1631		GREENFIELD		ILSI		INDUSTRIAL1	ı	ILSI		INDUSTRIAL2		ILSI		PDL		IESI	REDUC	CTION TO AFFORE	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN 66%	MIDDLE 47%	UP 41%
2011 2012	**	A >	4)	2011	A)	A)	A)	2011	* *	A)	A)	2011 2012	**	A)	A)	2011	66% 83%	47% 53%	41% 45%
2013	**	A >	* >	2013	**	A >		2013	* *	.,	* >	2013	* *	.,	.,	2013	85%	55%	45%
2014 2015		A >	A)	2014	**	A)	4.)	2014	**	*)	*>	2014 2015	**	(v	A)	2014	153%	55% 72%	45% 52%
2016 2017	**	17	4)	2016	**	A)	A >	2016	**	A)	A)	2016 2017	**	**	A)	2016	137%	71%	51% 49%
2018		A P	* >	2018	**			2018	**	* >	A >	2018	**	4.4	A >	2018	100%	63%	47%
2019 2020	**	A }	4)	2019	A P	A)	A)	2019	1.0	4)	A)	2019 2020	* *	(*	4)	2019	86% 76%	59% 56%	45% 44%
2021	(*	A)	A)	2021	A)	A)	4)	2021	4)	4)	A)	2021 2022	• •	A)	A)	2021	68% 62%	53% 51%	42% 41%
2023	* >	4)	4)	2023	A >	. >	. >	2023	* >	4)	4)	2023	4.*	4)	A >	2023	58%	49%	39%
2024 2025	*)	A }	4 >	2024	A)	A)	4)	2024	A >	A)	A)	2024 2025	* >	A)	4)	2024	55% 54%	48% 47%	39% 38%
1026	4)	* >	*>	2026	A)	4.)	* >	2026	* >	alue Area: 1	* >	2026	* >	4.)	A >	2026	54%	47%	38%
Subsid	10 dwellin 2 Hectare s Gross Absorpti Plannin y at £0 per unit (Sustainabilit 30% Affo	gs (10 Houss gs (10 Houss lite @(50 DP profit: (20%) on: 30 units p g gain at 100% (rent) & £0 per units (rent) & £0 per units rent £1800 per profable Hou Rent to Inter	es) H) dph. a. hit (intermedial	e) Subsi	10 dwellin D.2 Hectare S Gross Absorptic Plannin dy at £0 per unit i Sustainabilit 30% Affo D: 30 (Social I	profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) H) dph. a. hit (intermediate unit	e) Subsi	70:30 (S Valui 10 dwellir 0.2 Hectare: Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affo 0:30 (Social	ion: 30 units p. ion: 30 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	ermediate) ies) PH) dph. a. b. init (intermediate) r unit ssing	Subsi	10 dwellin 2.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 30% Affo 2:30 (Social	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ses) PH) dph. a. 6 nit (intermediater unit	e) Subsid	10 dwellin 0.2 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social F	profit: (20%) on: 30 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	dph. (intermediate
	SHEET 1	GREENFIELD		TEST	2 SHEET 1				2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST	2 SHEET 1		
	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010 011	1.4	* >	A)	2010	A)	4)	A)	2010	4.7	4)	A)	2010 2011	• • •	4)	4)	2010	66%	47% 47%	41% 41%
012 013	••	A >	A)	2012	**	A)	A >	2012	**	A)	A)	2012 2013	••	A) (v	A)	2012	82%	53% 55%	44% 45%
014	**	A >	A >	2014	• •			2014	• •	A.)	A >	2014	**	+	A >	2014	86%	55%	45%
015 016	**	(*	4 >	2015	**	A)	4)	2015	**	A)	A)	2015 2016	**	**	A)	2015	149%	71% 70%	52% 50%
017 018	••	A }	4)	2017	**	A)	4)	2017	* *	A)	A)	2017 2018	••		A)	2017	113% 97%	66% 62%	49% 47%
019	**	* >	*)	2019	••	A)	*)	2019	••	A)	4)	2019	**		4)	2019	84%	58%	45%
020 021	~ v	A }	4 >	2020	A)	4)	A >	2020	4+	4)	A)	2020 2021	**	A)	A)	2020	74% 66%	55% 52%	43% 41%
022	A)	A >	* >	2022	A)	A >	* >	2022	A)	A)	* >	2022	(*	A)	A)	2022	61%	50%	40%
)23)24	* >	A >	*)	2023 2024	A >	A)	* >	2023	A >	*)	*)	2023 2024	* >	4)	A >	2023	57% 55%	48% 47%	39% 38%
025 026	A)	A)	A)	2025	A)	A)	A)	2025	*)	A)	A)	2025 2026	A)	A)	A)	2025 2026	54% 53%	47% 47%	38% 38%
	Value	Area: Two			Value	Area: Two		Sul	0.2 Hed (Abs Pli osidy at £0 per u Sustail 30% 70:30 (S Value	Affordable He ocial Rent to Intelle Area: Two	OPH) dph. %) s p.a. DOW er unit (interme b per unit busing ermediate)	ediate)	Value	e Area: Two	· ,		Value	Area: Two	,
Subsid	.2 Hectare s Gross Absorption Planning y at £0 per unit (Sustainabilit 30% Affo	gs (10 Hous site @(50 DP profit: (20%) on: 70 units p g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou Rent to Inter	H) dph. a. iit (intermediate unit	e) Subsi	0.2 Hectare s Gross Absorpti Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 70 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	H) dph. a. hit (intermediate unit	e) Subs	0.2 Hectare : Gross Absorpti Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. bi init (intermediate) r unit using	Subsi	0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	PH) dph. a. 6 nit (intermediator unit	e) Subsic	O.2 Hectare s Gross Absorptio Planning dy at £0 per unit (r Sustainabilit	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per uni y at £1800 per rdable Hous	d) dph. (intermediate
ſ	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	Į	DOWN	PDL MIDDLE	UP	+	REDUC	MIDDLE	ABLE UP
010 011	(•	A)	A)	2010	A	A)	A >	2010	A)	A)	A)	2010 2011	**	A)	A)	2010	66%	47% 47%	41% 41%
012	**	A }	A)	2012	**	A)	A)	2012	**	A)	A)	2012	V V	A)	A)	2012	83%	53% 55%	45% 45%
)14)15	v.	A.)	A)	2014	ŢŢ.	A)	4)	2014	**	*)	.)	2013 2014 2015		(*	4)	2014	86%	55%	45% 45% 52%
16		(*	4)	2016	• • • • • • • • • • • • • • • • • • • •	A >	4)	2016	• • •	4)	A)	2016		**	A)	2016	137%	72%	51%
)17)18	- ;;	4 V	4)	2017		A)	4)	2017	**	A)	4)	2017 2018		1 7	4)	2017	117%	67% 63%	49% 47%
)19)20	**	A)	A)	2019	* * *	A)	A)	2019	4.4	A)	A)	2019 2020	**	1 +	A)	2019	86% 76%	59% 56%	45% 44%
121	(v	A)	A)	2021	A)	A)	A)	2021	A)	4)	A)	2021		A)	A)	2021	68% 62%	53% 51%	42% 41%
22 23 24	4)	A)	A)	2022	A)	4)	4)	2022	4)	4)	4)	2022 2023 2024	1 *	4)	4)	2022	58% 55%	49% 48%	41% 39% 39%
25	4)	* >	* * *	2024	*)	4)	* * *	2024 2025 2026	* >	* * *	4)	2024 2025 2026	*)	4)	* * *	2025	55% 54% 54%	48% 47% 47%	38%
026									10 d 0.2 Hed 0 Abs Plosidy at E0 per u Sustain 30%	alue Area: 1 Invellings (10 Ho ctare site @(50 I Gross profit: (20 corption: 70 unit anning gain at 1 init (rent) & E0 p nability at E1800 6 Affordable Ho ocial Rent to Int	uses) DPH) dph. %) s p.a. DD% per unit (interme) pusing					2026			38%

10 dwe 0.2 Hectar Gn Absor Plar Subsidy at £0 per u Sustainai	lue Area: Two llings (10 Houses) e site @(50 DPH) dph. oss profit: (20%) ption: 50 units p.a. nning gain at 50% nit (rent) & £0 per unit (intermedi- bility at £1800 per unit ffordable Housing		dwelling 0.2 Hectare S Gross Absorpti Plannir idy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. ig gain at 50%	s) 'H) dph. a. hit (intermedial		dwelling 0.2 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	e Area: Two gs (10 House site @(50 DF s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per uty at £1800 per brdable Hou	S) 'H) dph. a. hit (intermediate		dwelling 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. init (intermediator unit	e) Subsid	dwelling 0.2 Hectare S Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a ig gain at 50%	H) dph. t (intermediat
70:30 (Socia	al Rent to Intermediate)		D: 30 (Social I	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	mediate)	70	0:30 (Social I				'0:30 (Social F		
EST 4 SHEET 1	GREENFIELD	TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN 010	MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE 46%	UP
011	A) A)	2010	4)	4)	4)	2010	A)	4)	4)	2010		4)	4)	2010	61%	46%	40% 40%
012	A) A)	2012	* >	.,	* >	2012		.,	* >	2012	~ ~	A }	* >	2012	76%	51%	44%
013	A) A)	2013	1 *	4)	A)	2013	(v	A)	A >	2013	**	A)	A >	2013	78%	52% 53%	44%
015	(v A)	2015	**	۸)	A >	2015	**	A)	A >	2015	~ ~	~ ~		2015	128%	67%	50%
016	A) A)	2016	**	A)	*)	2016	••	A)	A >	2016	••	· ·	A)	2016	118%	66% 63%	49% 48%
018	A) A)	2017	••	4)		2017		4)	4)	2017		1.	4)	2017	89%	60%	46%
019	A) A)	2019		.)	* >	2019		.,	* >	2019	**	4.4	.,	2019	79%	56%	44%
020	A) A)	2020	A >	4.)	.,	2020		A)	A >	2020	1.	A)	A >	2020	70% 64%	53% 51%	42% 41%
022	A) A)	2022	* >	. >	* >	2022	* >	. >	* >	2022	4.4	* >		2022	59%	49%	40%
023	A) A)	2023	A >	*)	A)	2023	* >	A)	A):	2023	A >	A)	A >	2023	55% 53%	47% 46%	38% 38%
025	4) 4)	2024	4)	4)		2024	*)	4)	4)	2024	4)	4)	4)	2024	52%	46%	38%
26	A) A)	2026	A >		* >	2026	* >	alue Area: T	A >	2026	4.)	A }		2026	51%	46%	37%
10 dwe 0.2 Hectar Gr Absor Plan	lue Area: Two Illings (10 Houses) e site @(50 DPH) dph. oss profit: (20%) ption: 50 units p.a. ning gain at 200%		dwelling 0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 200%	s) 'H) dph. a.		Sustai 309 70:30 (S Valu dwelling 0.2 Hectare Gross Absorpt Plannir	unit (rent) & E0 p nability at £1800 6 Affordable Ho social Rent to Int e Area: Two gs (10 House site @(50 Df s profit: (20%) ion: 50 units p. ng gain at 200%	per unit pusing ermediate) S) 'H) dph.		dwelling 0.2 Hectare s Gross Absorpti Plannin	profit: (20%) on: 50 units p. g gain at 2009	es) PH) dph. .a. 6		dwelling 0.2 Hectare s Gross Absorption	profit: (20%) on: 50 units p.a g gain at 200%	H) dph.
Subsidy at £0 per u Sustainal 30% A 70:30 (Socia	nit (rent) & £0 per unit (intermedi bility at £1800 per unit ffordable Housing al Rent to Intermediate)	7/	dy at £0 per unit i Sustainabilit 30% Affo 0:30 (Social I	rent) & £0 per un y at £1800 per rdable Hou	nit (intermediat · unit i sing	70	Sustainabili 30% Affe 0:30 (Social	(rent) & £0 per u ity at £1800 per ordable Hou Rent to Inter	nit (intermediate · unit is ing	70	dy at £0 per unit Sustainabili 30% Affo D: 30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediat r unit using	7	dy at £0 per unit (r Sustainabilit 30% Affo 0:30 (Social F	ent) & £0 per un y at £1800 per rdable Hou	unit sing
EST 5 SHEET 1	GREENFIELD	TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	CTION TO AFFOR	DARLE.
DOWN	MIDDLE UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
11	A) A)	2010	1 *	4)		2010	4.4	A)	A }	2010		A)	4)	2010	75% 76%	51% 51%	43% 43%
12	A) A)	2012	* *	. >	* >	2012	* *	A)	A >	2012	• •	٠.٠	A 3	2012	103%	58%	47%
13	A) A)	2013	**	A)	A)	2013	**	A)	4.)	2013	**	1 *	* >	2013	106%	59% 60%	48% 48%
5 • •	V V A)	2015	**	1.7	* >	2015	**	••	A >	2015	**	~ ~	(∀	2015	247%	84%	57%
7	** *	2016		4)	4)	2016		1 *	A }	2016			A)	2016	161%	82% 77%	55% 53%
18	(v A)	2018	**	A)	A)	2018	**	A)	A)	2018	**	~ ~	A)	2018	130%	71%	51% 48%
0	A) A)	2020	• •		A >	2020	~ ~	* >	4)	2020		1 +	4)	2020	90%	62%	46%
2 1 **	A) A)	2021 2022	A)	A)	A)	2021	(v	A)	A):	2021 2022	**	4.4	A)	2021	78%	58% 55%	44% 42%
3	4) 4)	2022	4)	4)		2022	4)	4)	4)	2022	1 *	A)	4)	2023	64%	52%	42%
5 4	4) 4)	2024	A)	A)	A)	2024	A)		A)	2024	4+	A)	A)	2024	61% 59%	51% 50%	40% 40%
26	A) A)	2026	A >	4)	A)	2026	* >	alue Area: T	*	2026	1.7	A)	4)	2026	58%	51%	40%
10 dwe 0.2 Hectar Gr Absot Plan bisidy at £48500 per i Sustainal 30% A	Lue Area: Two Illings (10 Houses) e site @(50 DPH) dph. oss profit: (20%) ption. 50 units p. a. ning gain at 100% art (vent) £2000 per unit (ffordable Housing	iate) Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin at £4850 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 per y at £1800 per	S) PH) dph. a. r unit (intermedia r unit	te) Subsid	Absorpt Plannir y at £48500 per unit Sustain 309 70:30 (5 Valut dwelling 0.2 Hectare Gross Absorpt Plannir y at £48500 per unit Sustainabili 30% Affr	ctare site @(50 t Gross profits: (20 Gross profits: (20 Gross profits: 20 unit anning gain at 2 unit (rent) & E0 granability at £1800 £ Affordable H at £1800 £ Gross profits: (20%) don: 50 units p. gross (10 House gross) (20 units p. gross profits: (20%) don: 50 units p. gross profits: (20%) don: 50 units p. gross profits: (20%) don: 50 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 51 units p. gross p. gross profits: (20%) don: 51 units p. gross p. gross profits: (20%) don: 51 units p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross profits: (20%) don: 52 units p. gross p.	ps p.a. ps p.a. power unit (intermination) per unit (intermination) per unit ps premediate) ps premediate) ps premediate ps premediate premed	a) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin r at £48500 per unit Sustainabili: 30% Affo	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £26000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. 6 r unit (intermedia r unit		dwelling 0.2 Hectare s Gross Absorptio Planning by at £48500 per unit i Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per ordable Hou	H) dph. unit (intermedition) unit sing
70:30 (Social EST 6 SHEET 1	al Rent to Intermediate)		0:30 (Social I 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 6 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
10	**	2010	A)		**	2010	A	**	**	2010	1+	**	**	2010	37% 36%	31% 31%	30%
12	** **	2012	A)	* *		2012	A >	**	**	2012	(*	A)	**	2012	45%	35%	32%
13	A) A)	2013	A)	4)	4)	2013	A)	A)	4)	2013	4+	A }	A)	2013	47% 47%	35% 36%	32% 33%
15	A) A)	2015	**			2015	•••	A)	A Þ	2015	**	4.4	A >	2015	87%	48%	39%
16	A) A)	2016	(*	A)	4)	2016	4 *	A)	A)	2016 2017	**	4 *	A)	2016	80% 69%	48% 46%	38% 37%
18 🕶	A) A)	2018	* >	* >	* >	2018	A >	A)	A >	2018	• • •	* >	* >	2018	61%	43%	36%
19 4 7	A) A)	2019 2020	A >	4)	A)	2019	A)	4)	A)	2019	4.4	A)	A)	2019 2020	55% 50%	41% 40%	35% 34%
121	A) A)	2021	A >	* >	. >	2021		.,	A >	2021		4)	A >	2021	46% 43%	39%	33%
23	A) A)	2022 2023	A >	A)	4)	2022	A >	4)	A }	2022	4)	4)	4)	2023	41%	37%	32%
24 4		2024 2025	A P	**	**	2024 2025	A)	**	**	2024 2025	.)	**	**	2024	40% 39%	36% 36%	32% 31%
26	11 11	2025	4)	**	**	2025	* >	**	**	2025	4)	11	**	2025	39%	36%	31% 31%
						Subsidy	10 c 0.2 Her 4 Ab: PI at £48500 per u Sustai 309	alue Area: T dwellings (10 Hori ctare site @(50 E Gross profit: (20 sorption: 50 unit anning gain at 11 unit (rent) & £26 nability at £1800 6 Affordable Ho social Rent to Int	uses) OPH) dph. %) s p.a. DO% DOO per unit (in per unit	termedi	ate)						

Subsidy a	10 dwellin 1.2 Hectare s Gross Absorptic Planning at £25000 per unit Sustainabilit 30% Affo : 30 (Social F	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 pe erdable Hou	ses) PH) dpha. 6 ir unit (intermedia r unit using	ite) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 30% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 per prdable Hou	S) PH) dph. a. crunit (intermedia	te) Subsidy	dwelling 0.2 Hectare Gross Absorpt Plannir y at £25000 per unit Sustainabili 30% Affe 0:30 (Social	e Area: Two gs (10 House site @(50 Di s profit: (20%) ion: 50 units p ng gain at 1009 (rent) & £22000 pc ity at £1800 pe prdable Hou Rent to Inte	S) PH) dph. a. if in unit (intermediate) r unit using	Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit Sustainabilit 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare s Gross Absorptic Planning y at £25000 per unit Sustainabilit 30% Affo 0: 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per ordable Hou	H) dph. unit (intermediate) unit sing
TEST 7	7 SHEET 1	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL		TEST	7 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN 49%	MIDDLE 38%	UP 35%
2011 2012	*)	A >	4.)	2011	A)		A)	2011	4)		A)	2011 2012	4.*	A)	A)	2011	49%	38% 43%	35% 38%
2013	1.	* >		2013	* >		A >	2013	A >			2013	• • •	* >	A >	2013	61%	44%	38%
2014 2015	4 +	A >	4.)	2014	A P	4)	A)	2014	* *	A)	4)	2014 2015	**	A) (v	A)	2014	63%	44% 57%	38% 44%
2016 2017	**	A >	A >	2016	**	A)	A)	2016	**	A)	A)	2016 2017	**	1 *	A)	2016	104%	57% 55%	44% 42%
2018		* >	* >	2018	4.4	A >	* >	2018	• • •	A)	* >	2018	• • •		A.)	2018	77%	52%	41%
2019 2020	(v	A P	4.)	2019	* >	A >	A)	2019	A):	A)	A)	2019 2020	**	A)	A)	2019	68%	49% 47%	39% 38%
2021 2022	A)	A >	A)	2021 2022	A)	4)	A)	2021	A >	A)	A)	2021 2022	(v	A)	A)	2021	55% 51%	45% 43%	37% 36%
2023	4)	4)	4)	2023	4)	. >	4)	2023	A >	4)	A >	2023	4)	4)	A >	2023	48%	42%	35%
2024 2025	A)	A P	A >	2024	A }	4)	A }	2024	A >	A)	4)	2024 2025	A >	A >	A)	2024 2025	47% 46%	41% 41%	35% 34%
2026	4.)	A.)	A.)	2026	*)	4.)	A.)	2026	* >	alue Area:	A F	2026	* >	4.1	*)	2026	45%	41%	34%
Subsidy i	10 dwellin 1.2 Hectare s Gross Absorptic Planning at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 pe rdable Hou	ses) PH) dph. a. a. 6 ar unit (intermedia r unit using	ite) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilii	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per prdable Hou	S) PH) dph. a. crunit (intermedia	te) Subsidy	309 70:30 (S Valu dwelling 0.2 Hectare Gross Absorpt Plannir (at £36000 per unit Sustainabill 30% Aff	nability at £1801 6 Affordable H 6 ocial Rent to Im e Area: Two gs (10 House site @(50 Di) lon: 50 units p ng gain at 1009 (rent) & £24000 pe ty at £1800 pe Rent to Inte	ermediate) PH) dph. a. r unit (intermediate) r unit) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning y at £36000 per unit i Sustalnabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	(a)) H) dph. Junit (intermediate) unit sing
	SHEET 1		illediate)		8 SHEET 1		mediate)		8 SHEET 1		mediate)		8 SHEET 1		iniediate)		8 SHEET 1		
[DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	A)	A P	A >	2010	A }	4)	A)	2010	A >	A)	A)	2010 2011	4 *	A)	A)	2010	43% 43%	35% 35%	32% 32%
2012 2013	4.)	4.)	A)	2012	A)	A)	4.)	2012	A >	4.)	A)	2012 2013	••	*)	A)	2012	54% 55%	39% 40%	35% 35%
2014	17	**	A >	2014	* >	*>	*>	2014	* >	4)	* >	2014	**	A >	* >	2014	56%	40%	35%
2015 2016	**	A)	A >	2015	**	A)	A)	2015	**	A)	A)	2015 2016	**	1 *	*>	2015 2016	101% 93%	52% 53%	42% 41%
2017 2018	**	* >		2017	V V	A)		2017	4.4		A.)	2017 2018	**	4.4	A >	2017	80%	50% 48%	40% 39%
2019	(*	A P	A)	2019	A)	* >	A)	2019	* >	A)	A)	2019	**	A)	A)	2019	62%	45%	37%
2020 2021	4)	A >	A >	2020	A }	A >	A }	2020	A >	A)	*>	2020 2021	(v	A)	A)	2020	55% 51%	44% 42%	36% 35%
2022 2023	A)			2022	A)	. >		2022	A)		A)	2022 2023	A)	A)	*>	2022	47% 45%	41% 39%	34% 34%
2024	*)	**	* *	2024	A >	* *	* *	2024	* >	**	**	2024	* >		* *	2024	44%	39%	33%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	* >	**	**	2025 2026	43% 42%	38% 38%	33% 33%
	Valu	ue Area: 0				ue Area: 0		Subsidy	10 c 0.2 Her Ab: Ab: at £36000 per L Sustai 309 70:30 (\$ Val	alue Area: 1 wellings (10 Ho Gross profit: (20 sorption: 50 unit anning gain at 1 unit (rent) & E24 Affordable H social Rent to In ue Area: 0	uses) DPH) dph. %) s p.a. DO% DOO per unit (int per unit	ermedia	Valu	ue Area: O				ue Area: 0	
	0 site	vellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.			0 sit	vellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.	
	Ab	ss profit: 0 sorption: 0			Ab	ss profit: 0 sorption: 0			Al	oss profit: 0 osorption: 0			Ab	ss profit: 0 sorption: 0			Abs	ss profit: 0 sorption: 0	
	Su	ng gain at 0% ibsidy at 0			Su	ng gain at 0% ibsidy at 0			S	ing gain at 0% ubsidy at 0			Su	ng gain at 0% ıbsidy at 0			Su	ng gain at 0% ibsidy at 0	
	Susta 0% Affor	inability at 0 dable Hou	sing		Susta	inability at 0	sing		0% Affo	ainability at 0 rdable Hou	sing		Susta	inability at 0 rdable Hou	sing		Susta	inability at 0	ing
TEST 9	SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
r	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	REDUC	MIDDLE	DABLE UP
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0			=	0	=			0				0	=		-	0	0%	0%	0%
0			=	0			=	0	-	-		0	=			ő	0%	0%	0%
0		-	=	0	-	-	=	0	-	-		0	-	-	-	o	0% 0%	0% 0%	0% 0%
0	_		=	0	-	-	=	0	-	-		0	-		-	0	0% 0%	0% 0%	0% 0%
0	- :		-	0			-	0	-	-	-	0				0	0% 0%	0% 0%	0% 0%
0			-	0		-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0%
0	-	-	-	0			-	0	-			0	-		-	0	0%	0%	0%
0		-	-	0				0	-	-		0	-	-	-	o o	0%	0%	0%
U				U			-	U	-	- Value Area:		ď				ĮU	0%	0%	0%
										O dwellings (0 O site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho	n. 1 0%								

TEST 10 SH	0 dw 0 site Gros Abso Plannin Sub Sustali % Afford	e Area: 0 ellings (s) ellings (s) ell() qph. ell() qph. s profit: 0 orption: 0 g gain at 0% solid ya to g gain at 0% solid ya to dable Hous 0 GREENFIELD	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 e Area: 0 e (O) diffusion (O) diff	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gre Gre Gre Ab Planni Susta O'M Affort 10 SHEET 1 DOWN	ue Area: 0 sellings (0) sell	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) dph. self (0) dph. se	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Ab: Plannii Su Susta O% Affor	ie Area: 0 ellings (0) ellings (0) dellings	
0.2 H Subsidy at £	O dwelling lectare si Gross p Absorption Planning to per unit (n ustainability O% Affor	Area: Two gs (10 Hous te @(50 DP orofit: (20%) n: 50 units p.: gain at 100% ent) & £0 per ur y & £60 per rdable Hou ent to Inter	es) H) dph. a. it (intermediate) unit) Subsid	dwellings 0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (i Sustainabilit	profit: (20%) in: 50 units p.a j gain at 100% rent) & £0 per un y at £600 per i rdable Hou	i) H) dph. i: it (intermediate unit sing) Subsi	Value dwelling 0.2 Hectare's Gross Absorpti Plannin idy at £0 per unit (Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per ordable Hou	s) H) dph. a. int (intermediate) unlit	Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £600 per ordable Hou	es) PH) dph. a. 6 init (intermediate unit) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabili	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un ty at £600 per un rdable Hou	t (intermediate)
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020		GREENFILD MIDDLE MIDDLE A) A) A) A) A) A) A) A) A) A) A) A) A)	UP		DOWN 11 SHEET 1 DOWN 1 SHEET 1 TOWN INDUSTRIALE INDUST	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	11 SHEET 1 DOWN	INDUSTRIALS A) A) A) A) A) A) A) A) A) A	UP		JOSEPH STATE OF THE STATE OF TH	PIDLE PIDLE	UP		11 SHEET 1	CTION TO AFFORM		
0.2 H Subsidy at £	O dwelling lectare si Gross p Absorption Planning 60 per unit (r Sustainabili 0% Affor (Social R	Area: Two ys (10 Hous te @(50 DP or: 50 units p.: gain at 100% ent) & 60 per ur 'dable Hou ent to Inter	es) H) dph. a. bit (intermediate) init ising) Subsid	dwellings 0.2 Hectare si Gross Absorptio Planning dy at £0 per unit (i Sustainabil	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un ity at £0 per u rdable Hou	i) H) dph. i. it (intermediate hit sing) Subsi	Absolute Abs	hability at £600 of Affordable Ho ocial Rent to Interpretation of Affordable House (Stopen of Education of Affordable House (Stopen of Education of Affordable House o	p.a. 10% 10% 10% 10% 10% 10% 10% 10% 10% 10%	Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabi	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	es) PH) dph. a. 6 init (intermediate unit using) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning y at £0 per unit (r Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un lity at £0 per u rdable Hou	H) dph. t (intermediate) nit sing
2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2021 2022		GREENFIELD MIDDLE A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN	INDUSTRIAL1 MIDDLE A) A) A) A) A) A) A) A) A) A	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN	NDUSTRIAL2 MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026	DOWN TOWN	PDL MIDDLE	UP (A) (A) (A) (A) (A) (A) (A) (A) (A) (A)	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2026		MIDDLE 40% 40% 52% 53% 54% 69% 68% 61% 57% 68% 64% 61% 45% 46% 40%	DABLE UP 40% 40% 44% 44% 644% 651% 50% 48% 46% 45% 45% 45% 43% 41% 40% 39% 38% 38%

Subsid	10 dwelling 0.2 Hectare s Gross Absorptic Planning dy at £0 per unit (i Sustainability	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. 6 init (intermediate) r unit using) Subsi	dwelling 0.2 Hectare s Gross Absorption Planning dv at £0 per unit i	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	s) H) dph. a. it (intermediate unit sing	e) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannir	iprofit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. bit (intermediate) r unit	Subsi 50	dwelling	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. int (intermediate r unit unit using	e) Subsid	dwellings 0.2 Hectare si Gross p Absorptio Planning	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per un y at £1800 per rdable Hou	S) H) dph. i. it (intermediate) unit sing
IESI	IS SHEET I	GREENFIELD		IESI	13 SHEET I	INDUSTRIAL1		IESI	13 SHEET I	INDUSTRIAL2		IESI	13 SHEET I	PDL		IESI	REDUC	TION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 57%	MIDDLE 41%	UP 35%
2010	A)	4)	4)	2011	4)	4)	4)	2010	4)	4)	4)	2011		4)	4)	2010	57%	41%	35%
2012 2013	* *	A }	A)	2012	4)	A)	4)	2012	1 *	4)	A)	2012 2013	* *	A)	4)	2012	72% 74%	46% 47%	39% 39%
2013	**	A)	4)	2014	4)	4)	4)	2014	1.*	4)	4)	2014	**	4)	4)	2013	74%	48%	39%
2015 2016	* *	A } A }	A)	2015 2016	~ ~	A)	4)	2015 2016	* *	A)	A):	2015 2016	* *	* *	A)	2015 2016	133%	62% 61%	45% 44%
2016	**	*)	4)	2016		4)	4)	2016		4)	4)	2016	• • •		4)	2016	101%	58%	44%
2018	**	* >	* >	2018	V V	A)	* >	2018	**	A)	* >	2018	**		A)	2018	86%	54%	40%
2019 2020	(*	A }	4)	2019 2020	A)	*)	4)	2019	4 *	4)	A >	2019 2020	**	A)	A)	2019	74% 65%	51% 48%	39% 37%
2021	*>	* >	* >	2021	* >	* >	* >	2021	A }	* >	* >	2021	4.*	*>	* >	2021	59%	46%	36%
2022 2023	A)	A)	A)	2022	A)	A)	4)	2022	A >	4)	A >	2022 2023	4 ¥	A)	A)	2022	54% 49%	44%	34% 33%
2024	* >	* >	* >	2024	* >	* >	* >	2024	* >	* >	* >	2024	* >	A >	* >	2024	48%	41%	33%
2025 2026	A)	A }	A)	2025	A)	A)	4)	2025	A >	4)	A)	2025 2026	A >	A)	A)	2025	47% 46%	40% 41%	32% 32%
0	Value 10 dwellin 0.2 Hectare s	Area: Two gs (10 Hous ite @(50 DF	ses)		Value dwelling 0.2 Hectare s	• Area: Two s (10 House ite @(50 DP	5)		Ab: Pl osidy at E0 per u Sustai 30% 50:50 (S	hability at £1800 6 Affordable Ho locial Rent to Inte 6 Area: Two 15 (10 House	%) s p.a. 200% eer unit (interme per unit susing ermediate) S)		Value dwelling 0.2 Hectare s	e Area: Two ps (10 House site @(50 DF	es)			Area: Two s (10 House: tte @(50 DP	5)
Subsid	Gross Absorption Planning dy at £0 per unit (in Sustainability 30% Affor 100 (Social F	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	a. 6 nit (intermediate) r unit using) Subsi	Gross Absorption Planning dy at £0 per unit in Sustainabilit 30% Affor 100 (Social I	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	a. iit (intermediate unit sing	e) Subsi	Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe 100 (Social	s profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	a. hit (intermediate) unit using	Subsi 0:	Gross Absorption Plannin dy at £0 per unit of Sustainabilit 30% Affor 100 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	.a. 6 nit (intermediate r unit using	e) Subsic	Gross p Absorptio Planning dy at £0 per unit (re Sustainability 30% Affor 0:100 (Social R	profit: (20%) in: 50 units p.a gain at 100% ent) & £0 per un y at £1800 per rdable Hou	i. it (intermediate) unit s ing
TEST 1	14 SHEET 1	GREENFIELD		TEST	14 SHEET 1	INDUSTRIAL1		TEST	14 SHEET 1	INDUSTRIAL2		TEST	14 SHEET 1	PDL		TEST	14 SHEET 1 REDUC	TION TO AFFOR	DABLE
	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE 25%	UP
2010 2011	A >	**	**	2010 2011	4)	**		2010	4.)	**	**	2010 2011	4.)	**	**	2010	35% 35%	25%	20% 21%
2012	* >	* >	* >	2012	* >	* >	* >	2012	* >	* >	A F	2012	(*	A >	* >	2012	45%	27%	22%
2013 2014	A)	A }	A)	2013 2014	A)	4)	4)	2013	A >	4)	*)	2013 2014	1+	A)	A)	2013	46% 46%	28% 28%	23% 22%
2015	• •	* >	A >	2015	~ ~	4.)	* >	2015	* *	.,	A >	2015	* *	.)	* >	2015	82%	37%	26%
2016 2017	**	A }	A >	2016 2017	v v	4)	4)	2016	4.4	A)	* >	2016 2017	**	A)	A)	2016	73% 61%	36% 34%	25% 24%
2018	4.4	A >	* >	2018	A >	A >	* >	2018	* >	A >	A F	2018	**	* >		2018	52%	32%	23%
2019 2020	4)	4.)	A)	2019	A)	A)	4)	2019	4)	4)	* >	2019 2020	4.4	4)	4)	2019	45% 39%	30% 28%	22% 21%
2021	A)	* >	* >	2021	* >	* >		2021	* >	.,	* >	2021	* >	A >	*)	2021	35%	27%	20%
2022 2023	A)	**	**	2022 2023	A)	**	**	2022 2023	A >	**	**	2022 2023	* >	**	**	2022 2023	32% 29%	25% 24%	19% 18%
2024	4)		**	2024	4)	**		2024	* >		**	2024	*)	**		2024	28%	23%	18%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	27% 27%	23%	18%
	Valu O du	ie Area: 0			Valu	ue Area: 0		Sul	10 c 0.2 Her Ab: Sustai 30% 0:100 (S Val	hability at £1800 6 Affordable Ho locial Rent to Intue Area: 0	uses) DPH) dph. 36) s p.a. DO% eer unit (interme	diate)		ue Area: 0				e Area: 0	
TEST 1	O site Gro Abs Plannir Su Susta	rellings (0) e @(0) dph. es profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 cdable Hou	sing	TEST	O site Gro Ab Planni Su Susta	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% elinability at 0 rdable Hous	sing	TEST	O sit Gr Al Plann S Sust	wellings (0) e @(0) dph. be profit: 0 be pro	sing	TEST	O site Gro Ab Planni Su Susta	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing	TEST	O site Gros Abs Plannin Sut Sustai	ellings (0) @(0) dph. ss profit: 0 corption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hous	ing
-	DOWN	GREENFIELD	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	╡	REDUC	TION TO AFFOR	DABLE UP
0 0 0	- - -	- - -	- - -	0 0 0	- - -	- - -	- - -	0 0	- - -	- - -	- - -	0 0 0	- -	- - -	- - -	0	0% 0% 0%	0% 0% 0% 0%	0% 0% 0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0			-	0	-		-	0		-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0				0			-	0		-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o				0				0				o o				0	0%	0%	0%
0	-		-	0			-	0	-		-	0 0	-	-	-	0	0%	0%	0%
0	-	-		0				0	-		-	0	-	-		0	0%	0%	0%
0				0	-			0	-	- Value Area:	0	U	-	-		0	0%	0%	0%
									F	O dwellings (0) O site @(0) dpt Gross profit: 0 Absorption: 0 Itanning gain at 1 Subsidy at 0 Sustainability at Affordable Ho	0								

Subsidy	10 dwellin 2 Hectare s Gross Absorptio Planning at £0 per unit (profit: (25%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hor	ses) PH) dph. .a. .a. unit (intermedier unit using	ste) Subs	dwelling 0.2 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) "H) dph. a. bit (intermediate unit	e) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannli idy at £0 per unit Sustainabil	s profit: (25%) don: 50 units p ng gain at 100% (rent) & £0 per u ity at £1800 pe ordable Ho	es) PH) dph. a. finit (intermediate) r unit using) Subsi	dwelling D.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin by at £0 per unit (Sustainabili	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) H) dph. a. it (intermediate) unit sing
TEST 16	6 SHEET 1		i inediate)	TEST	16 SHEET 1		mediate)		16 SHEET 1		illediate)	TEST	16 SHEET 1		iniediate)		16 SHEET 1		
lг	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	CTION TO AFFOR	DABLE UP
2010	~ ~	* >	A >	2010		* >	A >	2010		* >	* >	2010	* *	*	A >	2010	74%	50% 50%	42%
2011	**	*)	A >	2011		A >	A)	2011		A)	A)	2011	**	4.4	A)	2011	74% 101%	50% 57%	42% 46%
2013	~ ~	* >	* >	2013	* *	A >	*>	2013		. >	* >	2013	* *	4.4		2013	104% 105%	58%	47%
2014	**	A)	A >	2014	**	A)	A)	2014	**	A)	A)	2014	**	4 *	A)	2014	105%	59% 83%	47% 56%
2016	~ ~	• •	A >	2016	• •	4.4	A >	2016		~ ~	A >	2016	**	• •	A >	2016	207%	81%	54%
2017	**	4.4	A)	2017	**	A)	A)	2017	**	(v	A)	2017 2018			A >	2017	160%	76%	52% 50%
2019		* >		2019	••			2019	**	A)	4.)	2019	**	**	. >	2019	105%	64%	47%
2020 2021	••	A)	A)	2020 2021	••	A)	A)	2020	4.4	4)	A):	2020 2021	**	(v	A)	2020 2021	89%	60% 57%	45% 43%
2022	(*	*)	A)	2022	A)	4)	4)	2022	A)	4)	4)	2022	**	1.0	4)	2022	69%	54%	42%
2023 2024	*)	* >	A >	2023 2024	* >			2023	* >	* >	* >	2023 2024	* *	A)		2023 2024	63%	51% 50%	40% 39%
2024	4)	*)	A >	2024	A)	A >	*)	2024	* >	4)	A)	2024	(v	*)	* >	2024	60% 58%	49%	39%
2026	*)	* >	* >	2026	* >	*)	* >	2026	* >	alue Area:	* >	2026	4.4	* >	*>	2026	57%	50%	39%
	Valen	A T			Value	A T		Sul	0.2 He Ab Pl osidy at £0 per t Sustai 309 70:30 (5	dwellings (10 Ho ctare site @(50 Gross profit: (25 sorption: 50 uni anning gain at 1 unit (rent) & E0 nability at £180 6 Affordable H Social Rent to In e Area: Twy	OPH) dph. %) s p.a. 00% oer unit (interme) per unit ousing termediate)	ediate)	Velor				Valor		
Subsidy	10 dwellin 2 Hectare s Gross Absorptio Planning at £0 per unit (Sustainabilit 30% Affo	profit: (17%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Ho	ses) PH) dph. .a. .a. unit (intermedier unit using	ste) Subs	dwelling 0.2 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilit 30% Affo	profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	s) "H) dph. a. bit (intermediate unit	e) Subs	dwelling 0.2 Hectare Gross Absorpt Plannii idy at £0 per unit Sustainabil 30% Affo	gs (10 House site @(50 Di s profit: (17%) don: 50 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe ordable Ho	es) PH) dph. a. finit (intermediate) r unit using) Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilli 30% Affo	profit: (17%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	es) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.2 Hectare Gross Absorpti Plannin by at £0 per unit (Sustainabili 30% Affo	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £1800 per ordable Hou	s) H) dph. a. it (intermediate) unit sing
70::	30 (Social F 7 SHEET 1	Rent to Inte	rmediate)	7	0:30 (Social F 17 SHEET 1	Rent to Inter	mediate)	70	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 17 SHEET 1	Rent to Inter	mediate)
IESI II	/ SHEET I	GREENFIELD		IESI	17 SHEET I	INDUSTRIAL1		IESI	17 SHEET I	INDUSTRIAL2		IESI	17 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 46%	UP 40%
2010	<u> </u>	*)	* * *	2010	4)	4)		2010		4)	4)	2010	**	4)	4)	2010	62%	46%	40%
2012	~ ~	*)		2012	* >	A)		2012	4.*	* >	**	2012 2013	* *	A)	*>	2012	76%	52% 52%	44% 44%
2013	**	*)	A >	2013	1.	4)	A >	2014	1.	A)	A)	2014	**	*)	A)	2014	78%	53%	44%
2015 2016	~ ~	* >	A >	2015 2016	* *			2015 2016	* *	A)	* >	2015 2016	* *	* *		2015 2016	127%	67%	50% 50%
2016		*)	A >	2016	•••	A)	A)	2016		A)	A }	2016	**	1.	A)	2016	102%	63%	48%
2018 2019	• •	**	4)	2018	* *	A):	A)	2018	**	A)	A)	2018 2019	* *	4.4	A)	2018	89%	60% 57%	46% 44%
2019	1 +	*)	4)	2019	A)	4)		2019	4.0	4)	4)	2019	**	4)	4)	2019	71%	54%	44%
2021	A)	*>	A)	2021	A)	A)	A)	2021	A)	4)	A)	2021 2022	4.5	A)	A)	2021	65% 59%	52% 49%	41% 40%
2022	4)	*)	4.7	2022	4)	4)	4)	2022	4)	4)	4)	2022	4.)	4)	4)	2022	55%	47%	39%
2024	* >	* >	A >	2024	* >	* >	A >	2024	* >	* >	* >	2024	A >	* >	A >	2024	54%	46%	38%
2025 2026	4 >	**	**	2025 2026	A }	**	**	2025 2026	* >	**	**	2025 2026	A)	**	**	2025 2026	52% 52%	46% 46%	38% 38%
	O dw O site Gro Abs Plannii Su Susta	le Area: 0 rellings (0) re (0) dph. ress profit: 0 region at 0% bsidy at 0 ress profits at 0% region at 0% region at 0% region at 0%			dw O site Gro Ab: Plannii Su Susta	ie Area: 0 ellings (0) ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hous	Sing	Sul	0.2 He Ab Pl posidy at E0 per v Sustai 309 70:30 (5 Val dv 0 Sit Gr Al Planr S Sustai	dwellings (10 Hz ctare site @(50 Gross profit: (17 scorption: 50 uni anning gain at 1 unit (rent) & E0 nability at E180 6 Affordable H Social Rent to In use Area: 0 wellings (0) tet @(0) dph. oss profit: 0 sosorption: 0 ulping gain at 0% ubsidy at 0 alanability at 0 rordable Hou	OPH) dph. %) s p.a. 00% ser unit (interme) p per unit busing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hou	sing		dw O sit Gro Ab Planni Si Sust:	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing
		0	ising		U 76 AIIUI	0	sing		U% AIIC	0	siriy		0 % AIIU	0	sing			0	sing
TEST 18	B SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1	OTION TO :	
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
ŏ F				0	-			0				o				0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0		-		0			-	0				0	0%	0%	0%
0	-			o		-		0				o				0	0%	0%	0%
0				0		-	-	0	-	-	-	0		-	-	0	0%	0%	0% 0%
ő				ő	-			0	-	-		ō	-			ő	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-	-		0	-		-	0		-	-	0	0%	0%	0%
0	-	-	-	ō		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-			0	-			0				0	0%	0%	0%
									ı	O dwellings (0 0 site @(0) dp Gross profit: Absorption: CPlanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 19 SHEET 1	TEST 19 SHEET 1	0 TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
0 UP	0 DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% MIDDLE UP 0% 0%
0	0	0	0	0 096 096 096 0 096 096 096
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0%
0	·	0		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	0	0 0% 0% 0% 0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.
Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%	Gross profit: 0 Absorption: 0 Planning gain at 0%
Subsidy at 0 Sustainability at 0 0% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing	Subsidy at 0 Sustainability at 0 O% Affordable Housing
0 TEST 20 SHEET 1			0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0		0	0 0% 0% 0%
0	0	0 <u></u>	0	0 0% 0% 0% 0 0% 0% 0%
0	0		·	0 0% 0% 0%
0	0			0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
0				0 0% 0% 0%
0				0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 develings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0		

Figure 97 – Sensitivity Testing

	Value	Area: Two)			Area: Two				e Area: Two				Area: Two				e Area: Two	Elate)
	13 Hectare Gross	Section Company Comp	H) dph.																
Subsidy	Plannin at £0 per unit	g gain at 1009 (rent) & £0 per u	6 nit (intermediate	e) Subsi	Planning dy at £0 per unit (g gain at 100% rent) & £0 per ur	nit (intermediat	e) Subsi	Plannir idy at £0 per unit	ig gain at 1009 (rent) & £0 per u	5 nit (intermediate)	Subsi	Plannin dy at £0 per unit	g gain at 1009 (rent) & £0 per u	6 nit (intermedia	te) Subsic	Plannin dy at £0 per unit (ig gain at 100% rent) & £0 per uni	t (intermediate)
	30% Affo	rdable Hou	using		30% Affo 0:30 (Social F	rdable Hou	sing		30% Affo 0:30 (Social	ordable Hou	ısing		30% Affo 30 (Social I	rdable Hou	ısing		30% Affo 0:30 (Social	ordable Hous	sing
2010	DOWN		UP	2010	DOWN		UP	2010	DOWN		UP	2010	DOWN		UP	2010	DOWN 103%	MIDDLE	UP 49%
2011 2012	* *								**				**				105% 161%	60% 72%	49% 55%
2013 2014	* *	(v		2014				2014	**			2014	* *	* *		2014	170% 171%	74% 75%	56% 56%
2015 2016	**	**		2016	**	**		2016	**	**	A >	2016	* *	**		2016	1625% 701%	117% 114%	68% 66%
2017 2018	* *	* *	* >	2018	* *	**		2018	* *	**	A >	2018	* *	* *		2018	353% 231%	103% 92%	63% 59%
2019 2020	* *		A)	2020		A >		2020	~ ~	A.)	4.)	2020		* *	* >	2020	167% 130%	82% 75%	53%
2021 2022	**	* >	* >	2022		A >	* >	2022		A >	A >	2022	* *		A >	2022	106% 90%	70% 65%	48%
2023 2024	4 *	A >	. >	2024	A >			2024	4.)	. >	A >	2024	* *	* >	A >	2024	80% 74%	59%	46% 45%
2025 2026	* >												4 *				72% 70%		44% 44%
O. 1 Subsidy	0 dwellings 13 Hectare Gross Absorpti Plannin at £0 per unit i Sustainabilit 30% Affo	(4 Houses) site @(75 D) profit: (20%) on: 30 units p. g gain at 1009 (rent) & £0 per u ry at £1800 pe	6 Flats) PH) dph. a. 6 nit (intermediate r unit	Subsi	10 dwellings 1.13 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit 30% Affo	(4 Houses 6 site @(75 Di profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	o Hats) PH) dph. a. iit (intermediate unit	(Control Subsi	70:30 (70:30) (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30) (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30) (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30 (70:30)	b Affordable Holocial Rent to Influence (1906) c Area: TWO c (4 Houses (1906) c profit: (20%) don: 30 units p. dog gain at 1009 (rent) & £0 per uty at £1800 pe bordable Hou	busing ermediate) 5 Hats) PH) dph. a. 6 init (intermediate) r unit using	O	10 dwellings 13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 30% Affo	site @(75 D) profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	b Hats) PH) dph. a. bi init (intermedia r unit unit unit unit unit unit unit unit	te) Subsic	10 dwellings 0.13 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabill 30% Affo	s (4 Houses 6 site @(75 DP s profit: (20%) ion: 30 units p.a ig gain at 100% rent) & £0 per uni ty at £1800 per ordable House	H) dph. t (intermediate) unit sing
	30 (Social I SHEET 1		rmediate)	TEST	0:30 (Social F	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	rmediate)	70 TEST): 30 (Social	Rent to Inte	rmediate)	TEST	0:30 (Social 2 SHEET 1	Rent to Interr	mediate)
2010	DOWN			2010	DOWN	MIDDLE		2010	DOWN	MIDDLE		2010	DOWN			2010		MIDDLE	UP 49%
2011	**			2011	**		* >	2011	**		* >	2011	**	.)		2011	106%		49%
2013				2013	**	. >		2013	**	A.)	A F	2013	••	**	A.):	2013	172% 174%	75%	56%
1015 1016		**		2015	**	* *		2015	**	* *	A Þ	2015	••	**	(*	2015	1286%	116%	67% 65%
1017		* *		2017	* *	~ ~		2017	~ ~	* *	A >	2017	• •	**		2017	325% 218%	101%	62%
1019	• •		* >			A >	* >		**		A Þ		••	**	A >		159% 125%	81% 74%	55% 52%
1021	- ;;		* >	2021	**	. >	* >	2021	**		A >	2021	**	1.0	. >	2021	103%	68%	49%
1023	1.4		* >	2023		A >	A >	2023			A >	2023	•••		A >	2023	78%	60%	45%
025	4.)	4)		2025			4)	2025	* >		4)	2025		4)		2025	71%	58%	44%
	Value	Area: Two			Value	Area: Two		Sut	10 dw 0.13 He (Abs Pi osidy at E0 per u Sustaii 30% 70:30 (S	ellings (4 House: ctare site @(75 Gross profit: (20 corption: 30 unit anning gain at 1 init (rent) & EO p nability at E1800 of Affordable Ho cocial Rent to Ini	6 6 Flats) DPH) dph. %) s p.a. DOW over unit (interme) by per unit busing ermediate)	diate)	Value	e Area: Two			Value	e Area: Two	
0.1	O dwellings 13 Hectare Gross Absorpti Plannin vat £0 per unit	(4 Houses e site @(75 D profit: (20%) on: 70 units p. g gain at 1009 (rent) & £0 per u	6 Flats) PH) dph. a. 6 nit (intermediate		10 dwellings 1.13 Hectare : Gross Absorptio Planning dy at £0 per unit ((4 Houses 6 site @(75 Df profit: (20%) on: 70 units p.a g gain at 100% rent) & £0 per un	o Flats) PH) dph. a. hit (intermediat		10 dwellings 0.13 Hectare Gross Absorpti Plannir idy at £0 per unit	site @(75 D sprofit: (20%) ion: 70 units p. ig gain at 1009 (rent) & £0 per u	6 Flats) PH) dph. a. bit (intermediate)	0	10 dwellings 113 Hectare Gross Absorpti Plannin dy at £0 per unit	site @(75 D profit: (20%) on: 70 units p. g gain at 100% (rent) & £0 per u	6 Flats) PH) dph. a. 6 nit (intermedia		10 dwellings 0.13 Hectare Gross Absorpti Plannin dy at £0 per unit (s (4 Houses 6 site @(75 DP s profit: (20%) ion: 70 units p.a ig gain at 100% rent) & £0 per uni	H) dph t (intermediate)
70:	30% Affo	rdable Hou	using	70	30% Affo	rdable Hou	sina	70	30% Aff	ordable Hou	ısing	70	30% Affo	ordable Hou	ısing	7	30% Affo	ordable Hous	sing
	SHEET 1			TEST	3 SHEET 1			TEST	3 SHEET 1			TEST	3 SHEET 1				3 SHEET 1		
1010	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		103% 105%	MIDDLE 60%	UP 49% 49%
1012 1013	- ; ;	4)	.)	2012 2013		A)	A)	2012 2013			A >	2012 2013	* *	**		2012 2013	161% 170%	72% 74%	55% 56%
1014 1015	**	**	A >	2015	**	* *	A)	2015	**	**	A)	2015	**	**	A)	2015	171% 1625%	75% 117%	56% 68%
1016 1017 1018	- ; ;	**	4)	2017	**	**	A)	2017	**	**	4)	2017	**	**	4 Y	2017	701% 353%	114% 103%	66% 63%
2018 2019 2020	**		4)	2019			4)	2019			4)	2019		Ü	4)	2019	167% 130%	82% 75%	55% 55%
2020 2021 2022	**	A)	* >	2021	**	* >	A)	2021	••	A)	A >	2021	• •	1 *	A >	2021	106%	70% 65%	50%
2023 2024	1 *	A)		2023 2024	* *	A)		2023	* >			2023 2024	**	A)	A)	2023 2024	80% 74%	59%	46% 45%
2025 2026	A)	A)	4)	2025 2026	A }	A)	A)	2025 2026	* >	*)	A)	2025 2026	* * *	A)	4)	2025 2026	72% 70%	58% 59%	44% 44%
								Sut	10 dw 0.13 He 0.4bs Planting Osidy at E0 per u Sustain 30%	ellings (4 House: ctare site @(75 Gross profit: (20 corption: 70 unit anning gain at 1 init (rent) & E0 p nability at £1800 6 Affordable He ocial Rent to Int	6 6 Flats) DPH) dph. %) s p.a. DD% per unit (interme) pur unit	diate)							

10 dwell 0.13 Hect 0.13 Hect 0.13 Hect Abs Pl Subsidy at £0 per Sustair 30%	alue Area: Two lings (4 Houses 6 Flats) tare site @(75 DPH) dph. Gross profit: (20%) scrption: 50 units p.a. lanning gain at 50% r unit (rent) & £0 per unit (intermee hality at £1800 per unit Affordable Housing	diate) Sub-	dwellings 0.13 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a ig gain at 50% (rent) & £0 per ur y at £1800 per ordable Hou	Flats) PH) dph. a. it (intermediate and the strength of the	te) Subsi	dwellings 0.13 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili 30% Affe	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. it (intermediate runit unit) Subsi	dwellings .13 Hectare Gross Absorpti Plannii dy at £0 per unit Sustainabili 30% Affo	profit: (20%) on: 50 units p. ng gain at 50% (rent) & £0 per u ty at £1800 pe ordable Hou	Flats) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	te) Subsic	dwellings (0.13 Hectare s Gross Absorptic Plannin dy at £0 per unit (r Sustainability 30% Affo	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un y at £1800 per rdable Hou	H) dph. t (intermediate unit sing
70:30 (Sor EST 4 SHEET	cial Rent to Intermediate 1		0:30 (Social 4 SHEET 1	Rent to Inter	mediate)		0:30 (Social 4 SHEET 1	Rent to Inte	mediate)		9:30 (Social 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 4 SHEET 1	Rent to Inter	mediate)
DOWN	GREENFIELD		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	_	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE
010	A) A)	2010	V V	A >	A >	2010	DOWN	* >	* >	2010	DOWN	*	A >	2010	95%	58%	47%
011	A) A)	2011	**	A)	A >	2011	••	A)	A):	2011	**	(v	A)	2011	96% 139%	58% 68%	48% 53%
013	A) A)	2013	* *	A)	* >	2013	* *	A)	A)	2013	••	~ ~	A)	2013	146%	70%	54% 54%
015	** 4)	2014	**	**	*)	2014	**	~ ~	4)	2014	**		(*	2014	589%	106%	65%
016	Y Y A >	2016	**	• •	A)	2016	**	**	A F	2016	**	**	A)	2016	405%	103% 95%	63%
018	**	2018	**	4.4	.)	2018	**	**	A >	2018	**	Ü	* >	2018	189%	86%	57%
019	(v A)	2019	**	A)	A)	2019	• •	A)	A F	2019	**		A)	2019	144%	78% 71%	54% 51%
021	A) A)	2021		* >		2021		A >	A >	2021	• •	4 =		2021	97%	66%	49%
022	A) A)	2022 2023	4+	A)	A >	2022	4+	A)	A):	2022	• • •	A)	A }	2022	84% 75%	62% 59%	47% 45%
024	A) A)	2024	. >	* >	A)	2024		A)	A)	2024	4.4	*>	A >	2024	70%	57%	44%
025	4) 4)	2025 2026	* >	* >	4)	2025 2026	A >	lue Area:	A >	2025 2026	1+	A >	* >	2025 2026	67%	56% 57%	43% 43%
10 dwell 0.13 Hect Abs	Talue Area: Two lings (4 Houses 6 Flats) tare site @(75 DPH) dph. Gross profit: (20%) scorption: 50 units p.a. anning gain at 200%		dwellings 0.13 Hectare Gross Absorpti	Area: Two (4 Houses 6 site @(75 Di profit: (20%) on: 50 units p.: g gain at 200%	Flats) PH) dph. a.	T	309 70:30 (S Valu- dwellings 0.13 Hectare Gross Absorpt	Affordable Hocial Rent to Intelle Area: Two (4 Houses 6	per unit susing ermediate) Flats) PH) dph.		dwellings .13 Hectare Gross Absorpti	e Area: Two (4 Houses 6 site @(75 D profit: (20%) on: 50 units p g gain at 2009	Flats) PH) dph.	(dwellings (0.13 Hectare s Gross Absorptio	Area: Two 4 Houses 6 I 5ite @(75 DF profit: (20%) on: 50 units p.a g gain at 200%	lats) H) dph.
Subsidy at £0 per Sustain 30% . 70:30 (Soo	r unit (rent) & £0 per unit (intermed nability at £1800 per unit Affordable Housing cial Rent to Intermediate) 7	Sustainabilit 30% Affo 0:30 (Social	rent) & £0 per ur y at £1800 per rdable Hou	nit (intermediat unit ising	70	Sustainabili 30% Affe 0:30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediate · unit is ing	70	dy at £0 per unit Sustainabili 30% Affo 0:30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediat r unit using	7	dy at £0 per unit (r Sustainability 30% Affo 0:30 (Social F	ent) & £0 per un y at £1800 per rdable Hou	unit s ing
EST 5 SHEET	1 GREENFIELD	TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1	CTION TO AFFOR	
DOWN 010	N MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 125%	MIDDLE	UP 51%
011	A) A)	2011	**	A)		2011	• • •	4)	* >	2011	**	4.4	A)	2011	129%	66%	52% 59%
013	** **	2013	~ ~	1 *	A)	2013		**	* *	2013			* >	2013	245%	83%	59%
014	** (*	2014 2015	* *	**	*)	2014 2015	**	**	4)	2014 2015	**	~ ~	* *	2014 2015	-643%	85% 147%	60% 76%
016	v v A)	2016	* *	• •	A)	2016	• •		A)	2016	**	**		2016	-1500% 1213%	141% 125%	72% 67%
018	V V A)	2018	* *	**	A)	2018	• •	••	A):	2018	••	••	A)	2018	404%	108%	63% 59%
020	V V A)	2020	• •	4.4		2020	**	**	A >	2020	**			2020	168%	85% 77%	55%
021	(v A)	2021 2022	· ·	A)	A }	2021	• •	A)	A P	2021 2022	**		A)	2021	106%	71%	53% 50%
023	A) A)	2023 2024	• •	A)	A)	2023	4.*	A)	A)	2023	**	1+	A >	2023	91% 83%	66% 64%	48% 47%
025	A) A)	2025 2026	A >	A)	A)	2025	(v	A)	A)	2025		1 +	A)	2025	80% 78%	63% 63%	46% 46%
10 dwell 0.13 Hect 0 Abs Pla	Value Area: Two lings (4 Houses 6 Flats) Tare site @(75 DPH) dph. Gross profit: (20%) corption: 50 units p.a. anning gain at 100% or unit gent at 2600 per unit Affordable Housing		dwellings).13 Hectare Gross Absorpti Plannin y at £48500 per unit Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100%	Flats) PH) dph. a. unit (intermedia		Ab: Pi Sustai 309 70:30 (S Valu dwellings 0.13 Hectare Gross Absorpt Plannir Sustainabili	hability at £1800 Affordable He ocial Rent to Intel Area: Two (4 Houses 6	s p.a. s p.a. p.a. power unit (intermine unit (intermine) per unit ususing permediate) Flats) PH) dph. a. c. unit (intermediate		dwellings .13 Hectare Gross Absorpti Plannir at £48500 per unit	Area: Two (4 Houses 6 (75 D profit: (20%) on: 50 units p g gain at 1009 (cent) & £26000 p ty at £1800 pe ty at £1800 pe	Flats) PH) dph. a. 6 r unit (intermedia		dwellings (0.13 Hectare s Gross Absorptio Planning	profit: (20%) on: 50 units p.a g gain at 100%	Flats) (H) dph.
70:30 (Soc EST 6 SHEET	cial Rent to Intermediate		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inte	mediate)		0:30 (Social 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	mediate)
DOWN	GREENFIELD		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP			CTION TO AFFOR	DABLE
010 (v	A) A)	2010	A)	*)	A)	2010	-)	A)	A)	2010	V V	A)	A)	2010	54% 54%	39% 38%	34% 34%
012	A) A)	2012		4)	A)	2012	· ·	A)	A)	2012	••	A)	A)	2012	81%	44%	38%
014	A) A)	2014	**	A)	*)	2014	**	4)	* >	2014		A)	* >	2014	87%	45% 46%	38%
015	** **	2015 2016	**	A)	A)	2015 2016	**	1 7	A)	2015 2016	**	**	A)	2015 2016	866% 385%	72% 71%	48% 47%
017	(v A)	2017 2018	**	A)	A)	2017	**	A)	A)	2017	**	**	A)	2017	199% 133%	66% 60%	45% 43%
119		2019		A)	A)	2019	• •	A)	A):	2019	**	(*	A)	2019	99%	55% 52%	42%
021	A) A)	2021	*)		*)	2021	* >	A)	A >	2021	**	4)	. >	2021	67%	49%	39%
022	A) A)	2022 2023	A P	A }	A P	2022 2023	A >	A)	A P	2022 2023	(v	A)	A)	2022 2023	59% 54%	46% 45%	37% 36%
024	A) A)	2024 2025	*)	4)	A)	2024 2025	*)	4)	4)	2024 2025	A)	A)	A)	2024 2025	51% 50%	44% 43%	36% 36%
026	A) A)	2026	* >	*)	A >	2026	* >	lue Area: 1	A >	2026	A >	4)	*	2026	49%	43%	35%
						Subsidy	10 dw 0.13 He 0.13 He Ab: Pl at £48500 per u Sustai 309	ellings (4 House: ctare site @(75 Gross profit: (20 corption: 50 unit anning gain at 1	6 Flats) DPH) dph. %) s p.a. DO% DOO per unit (in per unit	termedia	ate)						

O. 1 Subsidy at	O dwellings 13 Hectare s Gross Absorptio Planning £25000 per unit (site @(75 E profit: (20%) in: 50 units p g gain at 1009 rent) & E22000 po y at £1800 pe rdable Ho	6 Flats) PH) dph. a. a. funit (intermedial runit) using	ate) Subsidy	dwellings 1.13 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 per ordable Hou	Flats) PH) dph. a. brunit (intermedial runit unit unit unit	te) Subsidy	dwellings 1.13 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili	i profit: (20%) ion: 50 units p ig gain at 100% (rent) & £22000 p ty at £1800 pe ordable Ho	Flats) PH) dph. a. a. funit (intermediate or unit (intermediate or unit unit unit unit unit unit unit unit) Subsidy	dwellings 0.13 Hectare Gross Absorpti Plannin of E25000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. a. funit (intermedia r unit unit using	ate) Subsid	dwellings (0.13 Hectare Gross Absorpti Plannin by at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	Flats) PH) dph. I. unit (intermediate) unit sing
		GREENFIELD	1			INDUSTRIAL1	1			INDUSTRIAL2		1		PDL		4	REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 74%	MIDDLE 48%	UP 40%
2011	• •	* >		2011	A >	A)	A)	2011	4 *	A)	A)	2011 2012	••	A) (v	A)	2011	75%	48% 56%	40% 45%
2013	**	A }		2013	**	. >	A >	2013			A >	2013	**	4.4	. >	2013	121%	58%	45%
2014	**	* >	A)	2014	**	* *	A)	2014	**		A):	2014		4.4	A)	2014	123%	59%	45% 57%
2016	* *	**	A >	2016				2016	**	**	A F	2016	**	**	A >	2016	519%	89%	55%
2017	* *	4.4	A)	2017	**	(v	A)	2017	• • •	4.)	A)	2017 2018		**	A)	2017	264% 175%	81% 73%	52% 50%
2019	• •	A >		2019	• •	A >	* >	2019	• •	* >	A F	2019	• •	~ ~	A >	2019	128%	67%	48%
2020	**	* >	4)	2020	(*	4)	A)	2020	**	A)	A >	2020 2021	**	4.0	4.)	2020	101% 83%	61% 58%	45% 43%
2022	(v	* >	* >	2022	* >	.,	* >	2022	A)	A >	* >	2022	~ ~	* >	. >	2022	72%	54%	42%
2023	A)	A P	4)	2023	A >	4)	A >	2023	A P	A)	A >	2023 2024	(*	A)	4.)	2023	64%	51% 50%	40% 40%
2025	* >	* >	* >	2025	* >		A >	2025	* >		A >	2025	4.4	* >	A >	2025	59%	50%	39%
2026	4)	*)	*)	2026	*)	4)	.)	2026	A >	alue Area:	A)	2026	4)	4.)	4.)	2026	58%	50%	39%
O.1	O dwellings 3 Hectare s Gross Absorptio Planning £36000 per unit (Sustainability 30% Affo	site @(75 E profit: (20%) profit: (20%) prof	6 Flats) PH) dph. a. a. funit (intermedials or unit (unit unit unit unit unit unit unit unit	ate) Subsidy	dwellings 1.13 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per prdable Hou	Flats) PH) dph. a. brunit (intermedial runit unit unit unit	te) Subsidy	70:30 (S Valu dwellings 1.13 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabili 30% Affo	i profit: (20%) ion: 50 units p ig gain at 100% (rent) & £24000 pe ty at £1800 pe ordable Ho	ousing termediate) Flats) PH) dph. a. 6 6 or unit (intermediate or unit) using) Subsidy	dwellings 0.13 Hectare Gross Absorpti Plannin rat £36000 per unit Sustainabilli 30% Affo	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	Flats) PH) dph. a. a. funit (intermedia r unit unit using	nte) Subsid	dwellings (0.13 Hectare : Gross Absorpti Plannin by at £36000 per unit Sustainabilit 30% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	Flats) PH) dph. I. unit (intermediate) unit sing
	30 (Social F SHEET 1	ent to Inte	rmediate)		8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 8 SHEET 1	Rent to Inter	mediate)
		GREENFIELD	1			INDUSTRIAL1	1			INDUSTRIAL2		1		PDL		4	REDU	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 64%	MIDDLE 44%	UP 37%
2011	1 4	A }	4)	2011	* >	A)	A)	2011	A) V V	4)	A)	2011	**	4)	A)	2011	65%	44% 51%	37% 42%
2013	**	* >		2013	**	. >		2013	• •	. >		2013	**	* >	. >	2013	104%	52%	42%
2014	**	*)	A)	2014	**	A)	A)	2014	• • •		A }	2014		4.)	A)	2014	106%	53%	42% 53%
2016	* *	**	A >	2016	* *	1 *		2016	* *	**	A F	2016	~ ~	**	A >	2016	456%	80%	51%
2017	**	* * (*	A)	2017	• •	A)	A)	2017	**	4 *	A)	2017 2018		**	A)	2017	234% 155%	74% 67%	49% 46%
2019	* *	A >		2019	* *	A >	* >	2019	* *	* >	A F	2019	**	4.4		2019	114%	61%	45%
2020	• •	A P	4)	2020	A >	A)	A >	2020	1 +	4)	A >	2020 2021	• •	4.7	4.)	2020	90% 75%	57% 54%	43% 41%
2022	A)	* >	* >	2022	* >	. >		2022	* >		* >	2022 2023	4.4		. >	2022	66%	50% 48%	40% 38%
2023	A)	A P	4)	2023	* >	4)	A >	2023	A P	A)	A >	2023	A)	A)	4.)	2023	59% 57%	48%	38%
2025 2026	A)	A }	A)	2025 2026	A P	4)	A)	2025 2026	A >	4)	A)	2025 2026	A)	A)	A)	2025 2026	55% 54%	47% 47%	37% 37%
	0 dw	e Area: 0 ellings (0) e(0) dph.			dv	ue Area: 0 ellings (0) e @(0) dph.		Subsidy	10 dw 0.13 He 0.13 He 10 Ab: Pl at £36000 per u Sustai 309: 70:30 (S Val	alue Area: " ellings (4 House tare site @(75 Gross profit: (26 torption: 50 uni anning gain at 1 nit (rent) & E24 nability at £180 6 Affordable H ocial Rent to In ue Area: 0 vellings (0) e @(0) dph.	s 6 Flats) DPH) dph. (%) Is p.a. 00% 000 per unit (ini ousing	termedia	Vali dv	ue Area: 0 ellings (0) e @(0) dph.			dw	ue Area: 0 rellings (0) a @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gr	oss profit: 0			Gro	ss profit: 0			Gro	oss profit: 0	
	Plannir	orption: 0 ng gain at 0%			Planni	sorption: 0 ng gain at 0%			Plann	sorption: 0 ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Planni	sorption: 0 ng gain at 0%	
	Su Susta	bsidy at 0 inability at 0			Sust:	ubsidy at 0 ainability at 0			S Sust	ubsidy at 0 ainability at 0			Susta	ibsidy at 0 inability at 0			Su Susta	ubsidy at 0 ainability at 0	
	0% Affor	dable Hou	sing			rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hous	ing
TEST 9	SHEET 1	0		TEST	9 SHEET 1			TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
1 г	DOWN	GREENFIELD MIDDLE	UP	Ⅎ	DOWN	INDUSTRIAL1 MIDDLE	UP	Ⅎ	DOWN	MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	DABLE UP
0	-		-	0				0				0	-			0	0%	0% 0%	0%
0	-		-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
6	-			0				0				0	-	-		ő	0%	0%	0%
0	-	-	-	0		-	-	0	-			0	-	-	-	0	0%	0% 0%	0% 0%
0	-		-	ē	-		-	0		-		0	-	-	-	0	0%	0%	0%
ŏ F				ő				o				ō				ő	0%	0%	0%
0	-			0		-	-	0				0			-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
ŏ	-			0	-			0				ō	-			ő	0%	0%	0%
0	-		-	0		-	- :	0	-	- :		0			- :	0	0%	0%	0% 0%
									ı	Jalue Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: (flanning gain at Subsidy at 0 Sustainability a Affordable Ho) h. 0 0% t 0								

Value Art O divelling O site @(0) Gross prof Absorption Planning apin Subsidy a Sustainabilit O'& Affordabl O' Affordabl O' Affordabl O' A I GREET O O	s (0) dph. t: 0 : 0 at 0% t o t o Housing	TEST	dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 ellings (o) ellings	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sittle Gree Gree Abo Plannie Suste Suste O' O' Affor 10 SHEET 1 DOWN	Je Area: 0 rellings (p) relling	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta	ie Area: 0 ellings (0) ellings (0) ellings (0) dph. second of the control of the	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O site Gro Abs Plannir Su Susta O% Affor	e Area: 0 allings (0) allings	
Value Area 10 dwellings (4 Hc 0.13 Hectare site @ Gross profit: Absorption: 50 Planning gain a Subsidy at £0 per unit (rent) & Sustainability at £4 30% Affordation	uses 6 Flats) (75 DPH) dph. (20%) units p.a. t 100% 0 per unit (intermedia 00 per unit		dwellings (: .13 Hectare s Gross Absorptio Planning by at £0 per unit (i Sustainabilit	orofit: (20%) n: 50 units p.a gain at 100%	Flats) H) dph. i. it (intermediate unit) Subsi	dwellings (0.13 Hectare : Gross Absorption Planning idy at £0 per unit (Sustainabili 30% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ity at £600 per prdable Hou	Flats) PH) dph. a. bit (intermediate) unit using		dwellings (0.13 Hectare s Gross Absorptio Planning idy at £0 per unit (Sustainabilii	profit: (20%) on: 50 units p. g gain at 1009	Flats) PH) dph. a. 6 nit (intermediate	e) Subsid	dwellings (0.13 Hectare s Gross Absorptio Planning y at £0 per unit (n Sustainabiliti 30% Affo	profit: (20%) in: 50 units p.a j gain at 100% ent) & £0 per uni y at £600 per u rdable Hous	Flats) (H) dph. (I) (intermediate) (I) (intermediate) (I) (intermediate)
70:30 (Social Rent to TEST 11 SHEET 1) DOWN MEM 2010 2010 2014 2012 2014 2013 2014 2015 2016 2019 2019 2020 2020 2021 2022 2024 2025 2026 2026 2026 2027 2028	Distribution Dist		DOWN			2010 2011 2012 2012 2013 2014 2015 2017 2018 2019 2020 2021 2022 2023 2024 2026 2026	10 dwe 0.13 Hec G Abs Pla osidy at £0 per u	INDUSTRIAL2 MIDDLE A A A A A A A A A A A A A	(JP (JP (JP (JP (JP (JP (JP (JP (JP (JP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2022 2023 2024 2026	2: 30 (Social FI	PDL MIDDLE A. A. A. A. A. A. A. A. A. A. A. A. A.	UP		0:30 (Social F 11 SHEET 1	TION TO AFFORM T	mediate)
Value Area 10 dwellings (4 Hc 0.13 Hcctare site @ Gross profit: Absorption: 50 Planning gain is Subsidy at E0 per unit (ren) a Susstainability at is 30% Affordabil 70: 30 (Social Rent to	uses 6 Flats) (75 DPH) dph. (20%) inits p.a. t 100% 0 per unit (intermedia 0 per unit a Housing	ste) Subsic	dwellings (: 13 Hectare s Gross Absorption Planning ty at £0 per unit (: Sustainabil 30% Affor	orofit: (20%) n: 50 units p.a gain at 100% ent) & £0 per un ity at £0 per un rdable Hou:	Flats) H) dph. it (intermediate alt) Subsi	30% 70:30 (Sc Value dwellings (0.13 Hectare - Gross Absorpti Plannin idy at £0 per unit Sustainabl 30% Affo 0:30 (Social I	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u lilty at £0 per u ordable Hou	pusing ermediate) Flats) PH) dph. a. b. b. b. b. b. b. b. c. c. c. c. c. c. c. c. c. c. c. c. c.	Subsi	dwellings (0.13 Hectare s Gross Absorptic Planning idy at £0 per unit (Sustainabi 30% Affo 0:30 (Social F	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u lity at £0 per r rdable Hou	Flats) PH) dph. a. init (intermediate unit using	e) Subsid	dwellings (0.13 Hectare s Gross Absorptic Planning y at £0 per unit (r Sustainabil 30% Affo 0:30 (Social F	profit: (20%) in: 50 units p.a i gain at 100% ent) & £0 per uni ity at £0 per ur rdable Hous	Flats) (H) dph. (I) t (intermediate) (I) t sing
TEST 12 SHEET 1 GREE 2010 DOWN MICE 2011 2014 2014 2016 2016 2017 2018 2019 201	DLE UP 1	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL1 MIDDLE - ?	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	INDUSTRIAL2 MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	DOWN	PDL MIDDLE	UP	2010 2011 2012 2013 2014 2015 2016 2017 2018 2019 2020 2021 2022 2023 2024 2025 2026	12 SHEET 1 REDUC DOWN 60% 60% 14.33% 150% 151% 678% 1277% 196% 159% 159% 148% 139% 148% 159% 159% 159% 159% 159% 159% 159% 159	TION TO AFFORM MIDULE 58% 58% 69% 71% 72% 103% 96% 87% 72% 63% 59% 53% 55%	DABLE UP 48% 48% 54% 54% 54% 54% 57% 54% 47% 45% 44% 44% 43%
						Sub	0.13 Hec G Abso Pla osidy at E0 per ur Susta 30%	ellings (4 Houses ctare site @(75 i cross profit: (20 i corption: 50 unit: unning gain at 10 nit (rent) & E0 p ainability at E0 p Affordable Ho pocial Rent to Int	DPH) dph. %) s p.a. 50% er unit (interme er unit	diate)							

Subsid	10 dwellings 1.13 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u y at £1800 per prodable Hou	6 Flats) PH) dph. .a. .a init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwellings (1.13 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per erdable Hou	Flats) PH) dph. a. bit (intermedial runit unit unit unit unit unit unit unit	te) Subsi	dwellings 1.13 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	Flats) PH) dph. a. 6 nit (intermediate) r unit using	Subsit	dwellings .13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	Flats) PH) dph. .a .init (intermedialer unit	ite) Subsid	dwellings ().13 Hectare :	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:	H) dph. t (intermediate) unit
1231		GREENFIELD	1	iESi		INDUSTRIAL1	Т	1231		INDUSTRIAL2	ı	1231		PDL		1231	REDUC	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 89%	MIDDLE 52%	UP 42%
2011	••	A)	4)	2011	••	A)	4)	2011	••	A)	A):	2011	• •	4)	4)	2011	91%	52% 62%	42% 47%
2013	**	A P	. >	2013	**		A >	2013	**	. >		2013	**	4.4		2013	147%	64%	48%
2014	•••	A P	A)	2014	**	A)	4)	2014	**	A)·	A)	2014 2015	**	(*	4)	2014	149% 1416%	65% 101%	47% 58%
2016	• •	~ ~	* >	2016	••	* *	* >	2016	• •	• •	A >	2016	• •	~ ~	A >	2016	610%	97%	57%
2017 2018	**	**	A)	2017	**	4.)	A)	2017	**	1.0	A):	2017 2018	**	**	A }	2017	306% 200%	88% 78%	53% 50%
2019	• •	(+	A >	2019	* *	* >	* >	2019	* *	A >	A >	2019	* *	~ ~		2019	144%	71%	48%
2020 2021	•••	A P	A)	2020		A >	4)	2020	**	A)	A)	2020 2021	**	1.	A)	2020	90%	64% 60%	45% 43%
2022 2023	**	*)	. >	2022	A)	. >	* >	2022	4 +	A)	* >	2022 2023	* *	A)	* >	2022	77%	56%	41%
2023	A)	A P	4)	2023	A)	A >	A)	2023	A >	A)	A)	2023	(*	A)	4)	2023	63%	52% 51%	39% 38%
2025 2026	A)	A)	A)	2025 2026	A)	4)	4)	2025 2026	A)	A)	A)	2025 2026	4+	A)	A }	2025 2026	62%	50% 51%	38% 37%
2026	*)		-,	2026		.,	.,	2026		lue Area:		2026		.,	.,	2026	60%	51%	37%
O	10 dwellings 1.13 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	site @(75 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u y at £1800 per grable Hou	6 Flats) PH) dph. .a. .a init (intermediate or unit unit unit unit unit unit unit unit) Subsi	dwellings (1.13 Hectare : Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u y at £1800 per ordable Hou	Flats) PH) dph. a. bit (intermediate of the content of the conte	Conte) Subsi	Picosidy at £0 per u Sustaii 30% 50:50 (S Value dwellings 1.13 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	hability at £18016 Affordable Hocalial Rent to Interpretation Affordable Hocalial Rent to Interpretation Affordable Hocalial Rent Interpretation Affordable Hocalial A	00% ser unit (interme) pusing termediate) Flats) PH) dph. a. 6 nit (intermediate) r unit	O Subsin	dwellings .13 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hol	Flats) PH) dph. a. a. full intermedial or unit (intermedial or unit unit unit unit unit unit unit unit	ite) Subsid	dwellings ().13 Hectare : Gross Absorptio Planning y at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per unity at £1800 per ordable Hou:	H) dph. t (intermediate) unit
	14 SHEET 1		illeulate)		14 SHEET 1		mediate)		14 SHEET 1		i i i leuiate)		14 SHEET 1	Kent to mile	mediate)		14 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
2010	4.4	* >	A >	2010	* >	A >		2010	* >	* >	* >	2010	DOWN	* >	* >	2010	54%	31%	24%
2011	* *	* >	4)	2011	A)	A)	4)	2011	* >	A)	A):	2011	**	A)	A)	2011	56% 86%	31% 37%	25% 27%
2013	• •	A >	. >	2013	••	. >		2013	* *	. >		2013	* *	A >	. >	2013	91%	39%	27%
2014	•••	4.4	A)	2014	**	4)	4)	2014	**	A)	A)	2014 2015	**	A } • •	A)	2014	92% 885%	39% 59%	28% 33%
2016	**	A >	. >	2016	**		* >	2016	**	A >	4.)	2016	**		A >	2016	378%	57%	32%
2017 2018	• •	A >	A)	2017	* *	A)	4)	2017	**	A)	A }	2017 2018	**	4+	A)	2017	188%	52% 46%	31% 29%
2019	• •	* >	A >	2019	~ ~	* >	* >	2019	* *	A >	A F	2019	**	A >	* >	2019	85%	41%	27%
2020 2021	4.*	A >	A)	2020	<u> </u>	A >	4)	2020	A)	A)	A }	2020 2021	(*	4)	A)	2020	65% 53%	37% 34%	25% 24%
2022	* >	* *	* >	2022	A >	. >	* >	2022	* >	A)	* >	2022	* >	*)	* >	2022	46%	32%	23%
2023 2024	4)	4)	A)	2023	A)	A >	4)	2023	4)	4.)	A >	2023 2024	4)	A)	A)	2023	40% 37%	30% 29%	21% 21%
2025	* >	*>	* >	2025	* >	* >	* *	2025	* >	*)	*)	2025	* >	4)	A >	2025	35%	29%	21%
2026	* >	* >		2026	A F	.,	*)	2026	A >	alue Area:	* >	2026		* >	*>	2026	35%	29%	21%
TEST	O dw O site Gro Abs Plannii Su Susta	ue Area: 0 vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 dable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 ordable Hou 0	sing		0.13 He Absolute Abso	ctare site @(75 forss profit: (20 forption: 50 unit inning gain at 1 nit (rent) & E0 for abability at E0 for abability at E0 for affordable H ocial Rent to In use Area: 0 rellings (0) for application: 0 for a profit: 0 for	DPH) dph. %) s p.a. 00% ser unit (interme) per unit pusing termediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ue Area: 0 rellings (0) e @ (0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hous 0	ing
		GREENFIELD	1	4		INDUSTRIAL1	1			INDUSTRIAL2				PDL			REDUC	CTION TO AFFORI	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP _	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-		-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0	-	-		0	-	-		0	-	-		0		-		0	0%	0%	0%
0	-	-		0		-	-	0				0		-		0	0%	0%	0%
0	-		-	0	-	-	-	0	-		-	0	-	-		0	0%	0%	0%
0	-	-		0	-		-	0		-		0		-		0	0%	0%	0% 0%
0	-	-	-	0	-			0	-		-	0	-	-		0	0%	0%	0%
0				0				0				0		-		0	0%	0% 0%	0% 0%
									F	Jalue Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 tanning gain at Subsidy at 0 Sustainability a Affordable Ho) n.) 0%								

O	10 dwellings .13 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 30% Affo	site @(75 Di profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	6 Flats) PH) dph. a. 6 nit (intermedia r unit using	te) Subsi	dwellings 0.13 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affo	e Area: Two (4 Houses 6 site @(75 DF profit: (25%) on: 50 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	Flats) PH) dph. i. it (intermediate unit	e) Subsi	dwellings 0.13 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 30% Affe	e Area: Two (4 Houses 6 site @(75 D s profit: (25%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per ordable Hou	Flats) PH) dph. a. bit (intermediate unit sing	Subsid	dwellings (13 Hectare Gross Absorpti Plannin dy at £0 per unit (Sustainabilit 30% Affo	profit: (25%) on: 50 units p g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hor	Flats) PH) dph. a. a. init (intermediater unit unit unit unit unit unit unit unit	e) Subsid	dwellings ().13 Hectare : Gross Absorptic Planning y at £0 per unit (r Sustainabilit 30% Affo	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per ordable Hou	Flats) PH) dph. a. bit (intermediate) cunit using
TEST '): 30 (Social F 16 SHEET 1		rmediate)	TEST	16 SHEET 1	Rent to Inter	mediate)		16 SHEET 1	Rent to Inter	mediate)	TEST): 30 (Social I 16 SHEET 1		rmediate)	TEST	0:30 (Social I 16 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
2010 2011	**	A }	4)	2010	**	A)	*)	2010	* *	A)	4)	2010 2011	**	(+	A)	2010	132% 136%	66% 66%	51% 52%
2012 2013	**	**	A)	2012	• •	1 +	A)	2012	**		A)	2012 2013	• •	••	A)	2012	259%	82% 85%	58% 59%
2014	**	÷÷	A)	2014	Ü	**	* >	2014		**	* >	2014			A):	2014	291%	87%	59%
2015 2016	**		1+	2015		**	*)	2015 2016	**	• • •	A)	2015 2016	**		**	2015 2016	-429% -700%	156% 149%	77% 73%
2017 2018	**	**	A)	2017		**	A)	2017	* *	**	A)	2017 2018	**	**	1 *	2017	7422% 537%	131%	68% 64%
2019	- · ·	÷÷	A >	2019	÷÷	**	* >	2019	**	,	* >	2019	**	Ų.	A 3	2019	273%	98%	59%
2020 2021	**		*>	2020	**	A >	*)	2020	**	1.	A P	2020 2021	••	**	A >	2020	181%	86% 78%	55% 53%
2022 2023	**	4.7	4)	2022	**	A)	4)	2022	•••	A)	A)	2022 2023	••	(*	A)	2022	110%	72% 67%	50% 48%
2024	* *	* >	* >	2024	(v	A)	* >	2024	* *	* >	A >	2024	• •	4.4	A >	2024	85%	64%	46%
2025 2026	**	A P	A >	2025 2026	A >	A)	* >	2025 2026	1 *	alue Area: T	A P	2025 2026	**	* *	A)	2025 2026	81% 79%	63% 63%	46% 45%
		Area: Two				e Area: Two		Sut	0.13 He Ab: Pl osidy at E0 per t Sustai 309 70:30 (S	ellings (4 Houses ctare site @(75 Gross profit: (25 sorption: 50 unit anning gain at 11 unit (rent) & E0 nability at £1800 6 Affordable Ho social Rent to Inte e Area: Two	OPH) dph. %) s p.a. 100% er unit (intermoper unit using ermediate)	ediate)	Value	Area: Two	0		Value	Area: Two	<u> </u>
0	Absorption Planning By at £0 per unit (Sustainabilit	site @(75 Di profit: (17%) on: 50 units p. g gain at 100%	PH) dph. a. 6 nit (intermedia r unit		0.13 Hectare Gross Absorpt Plannir	(4 Houses 6 site @(75 DF profit: (17%) on: 50 units p.a g gain at 100% (rent) & £0 per un ty at £1800 per predable Hou	PH) dph.		0.13 Hectare Gross Absorpt Plannir	(4 Houses 6 site @(75 D s profit: (17%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ity at £1800 per prdable Hou	PH) dph.		.13 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p g gain at 1009	PH) dpha. % init (intermediat)		J.13 Hectare : Gross Absorption Planning Val E0 per unit (r	profit: (17%) on: 50 units p.a g gain at 100%	PH) dph. a. it (intermediate)
70	:30 (Social F			70	0:30 (Social	Rent to Inter	mediate)		0:30 (Social	Rent to Inte	mediate)	70):30 (Social I	Rent to Inte	rmediate)		0:30 (Social I	Rent to Inter	mediate)
TEST	17 SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2		TEST	17 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP • •	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 92%	MIDDLE 57%	UP 47%
2011 2012	**	A):	4)	2011	**	A)	4)	2011	* *	A)	4)	2011 2012	* *	4)	A)	2011	94% 133%	57% 68%	48% 53%
2013 2014	• •	A }	A)	2013	••	A) A)	* >	2013	**	A)	A >	2013	**	(v	A)	2013	139%	70% 71%	54% 54%
2015	~ ~	**	A >	2015		* *	A)	2015		**	A)	2015	~ ~	· ·		2015	466%	104%	64%
2016 2017	**	**	A >	2016	••	* *	*)	2016	• •	• •	A >	2016 2017	• •	**	A }	2016	344% 240%	101% 93%	63% 60%
2018	**	**	A)	2018	**	(v	A)	2018	**	4.4	A)	2018	~ ~	**	A)	2018	177%	84%	57% 53%
2020		*)		2020		4)		2020	**	A)	A >	2020	**	(+		2020	113%	71%	51%
2021 2022	• •	A P	*>	2021	~ ·	A)	* >	2021	4.*	A)	4)	2021 2022	* *	4+	A)	2021	95% 82%	66%	49% 47%
2023 2024	A)	A)	A)	2023 2024	A)	*)	A)	2023 2024	A)	4)	A)	2023 2024	4.4	A)	A)	2023	74%	59% 57%	45% 44%
2024 2025 2026	4)	4)	4)	2025	4)	4)	4)	2024	4)	4)	4)	2024 2025 2026	1.	4)	4)	2024	68%	57% 57%	44% 44% 43%
	Valu	e Area: 0			Val	ue Area: 0		Sut	10 dw 0.13 He Ab: osidy at E0 per u Sustai 309 70:30 (S	alue Area: T ellings (4 Houses ctare site @(75 Gross profit: (17 sorption: 50 unit anning gain at 11 unit (rent) & £0 p nability at £1800 6 Affordable Ho Gocial Rent to Int ue Area: 0	6 Flats) DPH) dph. %) s p.a. DO% er unit (intermore unit	ediate)		ue Area: O			Valu	ue Area: 0	
	0 dw 0 site	vellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
	Gro	ss profit: 0 sorption: 0			Gn	oss profit: 0 isorption: 0			Gr	oss profit: 0 osorption: 0			Gro	ss profit: 0			Gro	ss profit: 0 sorption: 0	
	Plannir	ng gain at 0% bsidy at 0			Plann	ing gain at 0% ubsidy at 0			Plann	ing gain at 0% ubsidy at 0			Planni	ng gain at 0% ibsidy at 0			Planni	ng gain at 0% ibsidy at 0	
	Susta	inability at 0 dable Hou	cina		Sust	ainability at 0 rdable Hous	ina		Sust	ainability at 0 rdable Hou	ina		Susta	inability at 0 rdable Hou	cina		Susta	inability at 0 rdable Hous	ina
		0	sirig			0	ing			0	sing			0	ising			0	sing
TEST	18 SHEET 1	GREENFIELD		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUSTRIAL2		TEST	18 SHEET 1	PDL		TEST	18 SHEET 1 REDU	CTION TO AFFOR	DABLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP		DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	o	-	-		o	-		-	0	-	-	-	ō	0%	0%	0%
0	-		-	0	-		-	0	-	-	-	0	-			0	0%	0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0	-		-	0	-			0	-	-	-	0	-	-		0	0%	0%	0%
0	-		-	0	-		-	0	-	-	-	0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
0			-	0	-		-	0				0	-			ő	0%	0%	0%
0	-		-	0	-			0	-		-	0	-	-		0	0%	0%	0%
				_					1	Value Area: 0 dwellings (0)						-1			
										0 site @(0) dph Gross profit: 0									
										Absorption: 0									
										Planning gain at 0 Subsidy at 0									
									0%	Sustainability at Affordable Ho									
										0									

Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(Ŏ) dph. Gross profit: 0 Absorption: 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0	O site @(Ŏ) dph. Gross profit: 0 Absorption: 0	O site @(Ŏ) dph. Gross profit: O Absorption: O
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1	0 TEST 19 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	0 0% 0% 0%
0	· <u></u>		·	0 096 096 096 0 096 096 096
0				0 0% 0% 0%
0	0	0	0	0 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0				0 0% 0% 0%
0		·		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0%
		Value Area: 0		
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)	Value Area: 0 dwellings (0)
0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.	0 site @(0) dph.
Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0	Gross profit: 0 Absorption: 0
Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%	Planning gain at 0%
Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0	Subsidy at 0 Sustainability at 0
0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing	0% Affordable Housing
0 TEST 20 SHEET 1	TEST 20 SHEET 1	TEST 20 SHEET 1	0 TEST 20 SHEET 1	0 TEST 20 SHEET 1
GREENFIELD	INDUSTRIAL1	INDUSTRIAL2	PDL PDL	REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
0				0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0		0	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0		0 0% 0% 0% 0 0% 0% 0%
0	0	0 <u></u>		0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	0	0	·	0 0% 0% 0% 0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
0	·		0	0 0% 0% 0% 0 0% 0% 0%
0	0			0 0% 0% 0%
0	0	0	0	0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0		

Figure 98 – Sensitivity Testing

Value 10 dwelli 0.56 Hectare Gross Absorp Planni Subsidy at £0 per unit sustainabil 20% Aff 70:30 (Social TEST 1 SHEET 1	e Area: Three ngs (10 House site @(20 Df s profit: (20%) tion: 50 units p.: ng gain at 100% (rent) & £0 per ur lity at £1800 per ordable Hou	ees) PH) dph. a. b. init (intermediate runit	O Subsic	.56 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainability	Area: Three gs (10 Hous site @(20 DF profit: (20%) nn: 50 units p.a gain at 100% gain at 100% y at £1800 per rdable Hou	es) PH) dph. i. it (intermediate) unit sing) Subsi 7(TEST	10 dwellin .56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilii	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe	ses) PH) dpha. 6 nit (intermediate r unit	Subsi 70 TEST	10 dwelling 0.56 Hectare si Gross p Absorption	ite @(20 Di profit: (20%) n: 50 units p. gain at 100% ent) & £0 per un at £1800 per rdable Hou	es) PH) dph. a. bi init (intermediate aunit	Subsidy 70 TEST	10 dwellin .56 Hectare: Gross Absorptic Plannin rat £0 per unit (r Sustainabilit 20% Affo 0:30 (Social f SHEET 1 REDUC DOWN	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	es) PH) dph. a. it (intermediate) unit ssing mediate) DABLE UP
2010	A)	A >	2010	4 +	A >	A)	2010	• • •	A)	A >	2010	* *	**	4)	2010	46% 46%	33% 33%	28%
2012	4.5	A P	2012 2013	• •	A)		2012	••	A)	A)	2012	••	• •	4.4	2012 2013	60%	37% 38%	31% 31%
2014	17	4)	2014	- ; ;	* >	4)	2014	•••	* >		2014	**	**	1.	2014	62%	38%	31%
2015	**	A P	2015 2016	**	1 *	A)	2015 2016	**	1.4	4)	2015 2016	**	**	**	2015 2016	123% 108%	51% 50%	37% 36%
2017	**	A >	2017 2018	• •	A)	A)	2017	**	(+	A)	2017	* *	**	1.4	2017 2018	88% 73%	47% 44%	34% 33%
2019	17	A):	2019	**	A)	A)	2019	**	A):	A)	2019	**		1.	2019	63% 55%	42% 39%	31% 30%
2021	4.4	A >	2021	* >	A P	A >	2021		* >	* >	2021	• •	**	4.4	2021	48%	37%	29%
2022	A)	A P	2022	* >	A >	* *	2022	A >	A >	*)	2022	**	**	* >	2022 2023	44% 41%	35% 34%	28% 27%
2024	**	**	2024 2025	4)	**	**	2024 2025	A P	**	**	2024 2025	**	**	**	2024 2025	39% 38%	33% 33%	26% 26%
2026	**	**	2026	* >	**	**	2026	A)	ue Area: T		2026	**	**	**	2026	37%	33%	26%
10 dwelli 0.56 Hectare Gros Absorp	e Area: Threengs (10 Houses stee @(20 DF) s profit: (20%) tlon: 30 units p	es) PH) dph. a.		10 dwelling 56 Hectare s Gross Absorptio	profit: (20%) in: 30 units p.a gain at 100%	es) PH) dph.	O	sidy at £0 per u Sustair 20% 70:30 (S Value 10 dwellin .56 Hectare Gross Absorpti	Affordable Hocial Rent to Interest Three Igs (10 Houseste @(20 D) profit: (20%) on: 30 units p. g gain at 1009	per unit (interm b per unit busing termediate) (e) (e) (e) (e) (e) (e) (e) (e) (e) (a	10 dwelling 0.56 Hectare si Gross p Absorption	ite @(20 Di profit: (20%) n: 30 units p. gain at 100%	es) PH) dph. a.		10 dwellin .56 Hectare : Gross Absorption	profit: (20%) on: 30 units p.a g gain at 100%	es) PH) dph.
Sustainabil	ity at £1800 per ordable Hou	unit) Subsit	Sustainability	y at £1800 per rdable Hou	unit	Jubsi	Sustainabilit	ty at £1800 pe ordable Hou	r unit) Subsi	Sustainability 20% Affor	at £1800 per	unit) Subsituy	Sustainabilit	y at £1800 per rdable Hou	unit
70:30 (Social				:30 (Social F	ent to Inter	mediate)		:30 (Social	Rent to Inte	rmediate)		0:30 (Social Re	ent to Inter	mediate)		:30 (Social F		
TEST 2 SHEET 1	GREENFIELD		TEST	2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST 2		CTION TO AFFOR	DABLE
2010 DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN 46%	MIDDLE 33%	UP 28%
2011	4) (v	A >	2011		A >	A)	2011	**	A P	A)	2011	• •	**	1 *	2011	46% 59%	33% 37%	28% 31%
2013	17	A)	2013 2014	**	A)	A)	2013 2014	**	A F	A)	2013 2014	**	**	17	2013 2014	62%	38% 38%	31% 31%
2015	**	A):	2015	**	(*	A)	2015	* *	••	A)	2015	* *	**	**	2015 2016	119% 104%	51% 50%	36% 35%
2017	**	A >	2017	• •	* >	. >	2017	• •		. >	2017	**	**	1 +	2017	85%	47%	34%
2018	(*	A):	2018 2019	**	A)	A)	2018 2019	• •	(v	4)	2018	• •	**	1+	2018 2019	71% 61%	43% 41%	32% 31%
2020	1+	A):	2020	(v	A)	A)	2020	* * *	A):	A)	2020	**	**	1+	2020	53% 47%	39% 37%	30% 28%
2022	A)	A)	2022	A)	A)	A)	2022	A)	A)		2022	••	••	A)	2022	43% 40%	35% 33%	28% 27%
2024		**	2024	* >	**	**	2024	* >	**	**	2024	**	**	* *	2024	38%	33%	26%
2025	**	**	2025 2026	*)	**	**	2025 2026	* >	ue Area: T	**	2025 2026	**	**	**	2025 2026	37% 37%	32% 33%	26% 26%
10 dwelli	e Area: Thre ings (10 Hous	es)		10 dwelling	Area: Three	es)		10 d 0.56 Her 0.56 Her Abs Pis sidy at £0 per u Sustair 20% 70:30 (S Value	wellings (10 Ho ctare site @(20 cross profit: (20 uses) DPH) dph. (%) (%) (%) (%) (%) (%) (%) (%) (%) (%)		Value A 10 dwelling 0.56 Hectare s	Area: Thre	es)		Value 10 dwellin 56 Hectare:	Area: Three	es)	
Gros Absorp Planni Subsidy at £0 per unit Sustainabil	lity at £1800 per ordable Hou Rent to Inter	a. hit (intermediate runit using) Subsid	Absorption Planning By at £0 per unit (Sustainability	profit: (20%) in: 70 units p.a j gain at 100% rent) & £0 per ur y at £1800 per rdable Hou tent to Inter	it (intermediate) unit sing) Subsi	Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 70 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	.a. 6 nit (intermediate r unit using) Subsi	Gross p Absorption	orofit: (20%) n: 70 units p. gain at 100% ent) & £0 per un at £1800 per dable Hou ent to Inter	a. hit (intermediate unit	Subsidy	Gross Absorption Planning at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social F 3 SHEET 1	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou Rent to Inter	it (intermediate) unit sing mediate)
DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	UP
2010 2011 2012	4)	4)	2010 2011 2012	4 +	A) A)	4)	2010 2011 2012	* * * *	A)	*)	2010 2011 2012	**	**	(*	2010 2011 2012	46% 46% 60%	33% 33% 37%	28% 28% 31%
2012 2013 2014	1 *	A P	2012 2013 2014	**	A P	4)	2012 2013 2014	**	A)	* * *	2012 2013 2014	**	**	(*	2012 2013 2014	61%	37% 38% 38%	31% 31% 31%
2015	**	A P	2015	**	(v	A)	2015	**	**	*)	2015	**	~ ~	**	2015	62% 123% 108%	51%	37%
2016 2017 2018	**	A)	2016 2017 2018	* *	(v	A)	2016 2017 2018	**	(*	A)	2016 2017 2018	* *	**	**	2016 2017 2018	108% 88% 73%	50% 47% 44%	36% 34% 33%
2018	1.	A }	2018 2019 2020	**	A }	A)	2018 2019 2020	~ ~	4)	4)	2018 2019 2020	**		17	2018 2019 2020	63%	44% 42% 39%	31%
2021	17	*)	2020 2021 2022	*)	A)	4)	2020 2021 2022	(*	A)	*)	2020 2021 2022	• •	÷÷	1.	2020 2021 2022	55% 48% 44%	37%	30% 29%
2022 2023 2024	4)	4)	2022 2023 2024	4)	*)	4)	2022 2023 2024	4)	4)	4)	2022 2023 2024	**	- ; ;	4)	2022 2023 2024	44% 41% 39%	35% 34% 33%	28% 27% 26%
2024	**	**	2024 2025 2026	A)	**	**	2024 2025 2026	*)	**	**	2024 2025 2026	- ;;	-::-	**	2024 2025 2026	39% 38% 37%	33% 33% 33%	26% 26% 26%
			1-220					10 d 0.56 Her 0 Abs Pla sidy at E0 per u Sustair 20%	ue Area: To wellings (10 Ho ctare site @(20 Gross profit: (20 orption: 70 unit anning gain at 1	hree uses) DPH) dph. %) is p.a. 00% oper unit (interm oper unit					1		23.0	

10 dwelli 0.56 Hectare Gros Absorp Plann osidy at £0 per uni Sustainabi 20% Aff	e Area: Three ings (10 House site @(20 D is profit: (20%) itlon: 50 units p. ining gain at 50% it (rent) & £0 per u lity at £1800 pe fordable House	es) PH) dph. a. it (intermediate unit eximal)	e) Subsi	dwelling .56 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a ng gain at 50% (rent) & £0 per ur sy at £1800 per ordable Hou	S) PH) dph. i. it (intermediat unit sing	e) Subsi	dwellin 0.56 Hectare Gros Absorp Plann dy at £0 per unit Sustainabil 20% Aff	e Area: Thre gs (10 Hous site @(20 E s profit: (20%) tion: 50 units p ing gain at 50% (rent) & £0 per litty at £1800 p fordable Ho	es) DPH) dph. .a. 6 unit (intermediater unit using	e) Subsi	dwelling 5.56 Hectare Gross Absorpt Planni dy at £0 per unit Sustainabili 20% Affe	Area: Thre gs (10 House site @(20 D) s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u tty at £1800 per ordable Hou	PH) dph. a. nit (intermediate runit	te) Subsic	dwelling 0.56 Hectare Gross Absorpt Planni by at £0 per unit Sustalnabil 20% Affe	e Area: Three gs (10 House site @(20 D s profit: (20%) tion: 50 units p. (rent) & £0 per ur lity at £1800 pe ordable Hou	S) PH) dph. a. hit (intermediate unit
70:30 (Social T 4 SHEET 1	Rent to Inter	mediate)		0:30 (Social I 4 SHEET 1	Rent to Inter	mediate)	TEST	0:30 (Social 4 SHEET 1	Rent to Inte	ermediate)		0:30 (Social 4 SHEET 1	Rent to Inter	rmediate)		0:30 (Social 4 SHEET 1	Rent to Inte	rmediate)
	GREENFIELD	1			INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	JCTION TO AFFOI	
DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 32%	UP 27%
• •	A)	A >	2011	* >	A >	* >	2011	(•	A.)	* >	2011	• •	~ ~	٠.	2011	43%	32%	28%
**	1.4	A)	2012	• •	A):	* >	2012		A >	A)	2012	•••		1.	2012	55% 56%	35% 36%	30% 30%
· ·	(+	* >	2014	**	A >	* >	2014	~ ~	A.):	A)	2014	••	**	٠.٠	2014	57%	37%	30%
**	**	A)	2015 2016	**	A >	* >	2015	• •	1.4	4)	2015 2016	~ ~		**	2015	91%	48% 47%	35% 35%
~ ~	**	A >	2017	• •	* >	* >	2017	~ ~	(*		2017	**	~~	4.4	2017	77%	45%	33%
	(*	A)	2018	(v	A)	* >	2018	••	A)	* * *	2018	**	**	1.	2018	66% 57%	42% 40%	32% 30%
~ ~	(+	A >	2020		A >		2020	(*	A >		2020	**	**	٠.	2020	51%	38%	29%
(*	A)	A >	2021	* >	A >	4.)	2021	(v	A >	4)	2021	**		4 *	2021	45% 42%	36% 34%	28% 27%
4 +	**	••	2023	A >	**	**	2023	A >	**		2023	• •	()	**	2023	39%	33%	26%
(v	**	**	2024	A)	**	**	2024	A P	**	**	2024	* *	()	**	2024	37% 36%	32% 32%	26% 26%
A >	**		2026	4)	**	**	2026	* >	ilue Area: T	**	2026	• • •	**	**	2026	36%	32%	26%
10 dwelli 0.56 Hectare Gros Absorp Planni sidy at £0 per uni Sustainabi	e Area: Thre ings (10 Hous e site @(20 D storn: 50 units p. ing gain at 200% t (rent) & £0 per u lity at £1800 pe	es) PH) dph. a. bit (intermediate unit		dwelling .56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p.a g gain at 200% (rent) & £0 per units at £1800 per	S) PH) dph. ii. iit (intermediat		70:30 (: Value dwellin 0.56 Hectare Gros Absorp Planni dy at £0 per unit Sustainabil	& Affordable H Social Rent to Intellement of the Area: Threet gs (10 House et site @(20 E s profit: (20%) tion: 50 units programmed at 200° trent) & £0 per site £1800 per secondable programmed at £1800 per secondable production.	termediate) Pe PS PH) dph. .a. % unit (intermediater unit		dwelling .56 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili	Area: Thre gs (10 House site @(20 D) ion: 50 units p. ng gain at 200% (rent) & £0 per u ity at £1800 per	S) PH) dph. a. 6 nit (intermediat		dwelling 0.56 Hectare Gross Absorpt Planning By at £0 per unit of Sustainabil	e Area: Three gs (10 House site @(20 D siton: 50 units p. ng gain at 2009 (rent) & £0 per unity at £1800 pe	s) PH) dph. a. bit (intermediate unit
20% Att 70:30 (Social	fordable Hou Rent to Inter	rmediate)	70	20% Affo 30 (Social I	rdable Hou Rent to Inter	sing mediate)	70		ordable Ho Rent to Inte		70	20% Affe 30 (Social)	Predable Hou Rent to Inter	rmediate)	7	20% Aff 0:30 (Social	ordable Hou Rent to Inter	rmediate)
5 SHEET 1	ODEENEE! D		TEST	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1			TEST	5 SHEET 1	P.D.		TEST	5 SHEET 1	JCTION TO AFFOI	DADI F
DOWN	GREENFIELD MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
	(*	A)	2010	(*	A)	*)	2010		A }	4)	2010	**		1 *	2010	52% 53%	35% 34%	29% 29%
• •	1 *	A)	2012	**	A)	4)	2012	**	A)	A)	2012 2013	**	**	• •	2012	72%	40% 41%	33% 33%
• •	4.4	A >	2014	~ ~	A >	A >	2014	~ ~	A F		2014	~ ~	~ ~		2014	75%	42%	33%
**	* *	(*	2015 2016	**	**	A)	2015	**	**	A)	2015 2016	**	**	**	2015	205% 163%	59% 57%	40% 38%
••	**	A }	2017	**	4.7	4)	2017	••	**	A)	2017	• •	**	••	2017	121%	54% 49%	37% 35%
••	**	A Þ	2019	**	A >	A)	2019	· ·	(*	* >	2019	• • •	Ü	1.	2019	75%	45%	33%
	(*	*)	2020 2021	* *	4)	*)	2020 2021	**	A >	4)	2020 2021	~ ~		17	2020 2021	55%	43% 40%	31% 30%
4.4	(v	A P	2022	A)	4)	4)	2022	4 +	A)	4)	2022 2023	* *	**	4+	2022	49% 45%	38% 36%	29% 28%
4 *	4.)	A >	2024	A >	A >	A >	2024	A)	A >		2024	**	**	A >	2024	42%	35%	27%
1 +	A)	A)	2025	4)	4)	* >	2025 2026	A)	A }	4)	2025 2026	**	**	A)	2025 2026	41% 40%	35% 35%	27% 27%
10 dwelli 0.56 Hectare Gros Absorp Planni	e Area: Thre ings (10 Hous e site @(20 D ss profit: (20%) itlon: 50 units p. ing gain at 100%	es) PH) dph. a.	o	dwelling .56 Hectare Gross Absorpti	Area: Three s (10 House: site @(20 Df profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a.	C	About About	Gross profit: (2) sorption: 50 uni lanning gain at : unit (rent) & E0 inability at £180 & Affordable H Social Rent to Ir e Area: Thrugs (10 House site @(20 E s profit: (20%) tition: 50 units png gain at 100'	ts p.a. 200% per unit (intern 0 per unit ousing termediate) 29 25) PH) dph.		dwelling .56 Hectare Gross Absorpt Plannin	Area: Thre gs (10 House site @(20 D s profit: (20%) ion: 50 units p. ng gain at 100%	s) PH) dph. a.	(dwelling 0.56 Hectare Gross Absorpt	e Area: Thre gs (10 House site @(20 D s profit: (20%) iton: 50 units p. ng gain at 1009	s) PH) dph. a.
20% Aff	it (rent) & £26000 pe lity at £1800 pe fordable Hou I Rent to Inter GREENFIELD MIDDLE	ising	70	at £48500 per unit Sustainabilit 20% Affo 0:30 (Social I 6 SHEET 1	y at £1800 per rdable Hou	unit sing	70	20% Aff	t (rent) & E26000 p lity at £1800 p fordable Ho Rent to Inte	using		20% Aff	(rent) & £26000 pe ity at £1800 pe ordable Hou Rent to Inter	ısing	7	20% Affe 0:30 (Social 6 SHEET 1	t (rent) & £26000 pe ity at £1800 pe ordable Hou Rent to Inter	ising mediate)
(v	**	**	2010	A)	**	**	2010	(v	**	**	2010	**	()	4.	2010	30% 29%	24%	22% 22%
**	A)	A)	2012	1+	A)		2012	(v	A)	A)	2012	**	**	1.	2012	36% 37%	27% 27%	23% 24%
Ţ.	A)	A)	2014	4 +	A >	*)	2014	· ·	A >		2014	¥ ¥		1.	2014	38%	27%	24%
**	***	^ }	2015 2016	**	A)	*)	2015 2016	**	17	4)	2015 2016	**	**		2015 2016	69%	36% 36%	28% 28%
**	1 *	A)	2017 2018	**	A)	4)	2017	**	A)	.)	2017 2018	**	**	1.	2017 2018	57% 49%	34% 33%	27% 26%
**	4.*	A }	2019	4 +	A >	A >	2019	**	A F		2019	- ;;	**	1+	2019	44%	31%	25%
	A)		2020	A >	A P	A)	2020	A >	A)	4)	2020	**		4)	2020 2021	38% 35%	30% 29%	24% 24%
4 +	**	4.1	2022	A)	* *	4.	2022	A P	* *	* *	2022	**	(v	4)	2022	33% 31%	28% 27%	23% 23%
* >	**	**	2024	A):	**	**	2024	* >	**	**	2024	* *	()	**	2024	30%	26%	22%
A P	**	**	2025 2026	A P	**	**	2025 2026	<u> </u>	**	**	2025 2026	* *	0	**	2025 2026	29% 29%	26% 26%	22% 22%
							Subsidy	10 0.56 He Ab P at £48500 per e Susta	dwellings (10 Ho ectare site @(20 Gross profit: (2) sorption: 50 uni lanning gain at unit (rent) & E20 inability at £180 & Affordable H	ouses) DPH) dph. 0%) ts p.a. 100% 5000 per unit (i	ntermedia	ate)						

Subsidy 70	10 dwellin 56 Hectare : Gross Absorptic Planning at £25000 per unit Sustainabilit 20% Affo : 30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. unit (intermediate unit	i) Subsidy	dwelling 56 Hectare Gross Absorpti Plannia at £25000 per unit Sustainabilit 20% Affo 30 (Social I	Area: Three s (10 House: site @(20 Di profit: (20%) on: 50 units p.a g gain at 100% (rent) & E22000 per rdable Hou Rent to Inter	S) PH) dph. i. unit (intermediate unit sing	i) Subsidy	dwelling .56 Hectare Gross Absorpti Plannia at £25000 per unit Sustainabili 20% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 per cy at £1800 per prdable Hou	S) PH) dph. a. b r unit (intermediate r unit	Subsidy	dwelling .56 Hectare s Gross Absorptic Planning at £25000 per units Sustainabilit 20% Affo 0:30 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £22000 per y at £1800 per rdable Hou	es) PH) dph. a. b. r unit (intermediator unit unit unit unit unit unit unit unit	e) Subsidy	dwelling 0.56 Hectare Gross Absorpti- Plannin vat £25000 per unit Sustainabilit 20% Affo 0: 30 (Social I	profit: (20%) on: 50 units p.s g gain at 100% (rent) & £22000 per ty at £1800 per ordable Hou	S) PH) dph. a. unit (intermediate) unit sing
TEST	SHEET 1	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL		TEST	7 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	**	**	**	2010	4.4	**	**	2010		**	**	2010	**		**	2010	37%	28%	24%
2011	**		**	2011	(v	**	**	2011	**	A 2	**	2011		()	()	2011	37% 46%	27% 30%	24% 27%
2013	**		* >	2013	4.	A)	A >	2013	• •	A >	* >	2013	**		4.*	2013	48%	31%	27%
2014 2015	**	1+	A)	2014	4.4	4)	* >	2014	**	* >	* >	2014 2015	**	~ ~	1.4	2014	48%	32%	27%
2016			A)	2016		4)	4)	2016		1.4	A)	2016				2016	96% 85%	43% 42%	32% 31%
2017	**	* *	A >	2017	**	A >	A >	2017	**	(+	* >	2017	**		4.4	2017	70%	40%	30%
2018 2019	* *	4.4	A)	2018	4.4	A P	A)	2018	**	A >	A)	2018 2019	~ ~	* *	1 *	2018	59% 51%	37% 36%	29%
2019		1 *	A)	2020	4)	4)	4)	2020	(•	A)	4)	2019			1.	2019	45%	34%	28% 27%
2021	**	* >	* >	2021	* >	A >	A >	2021		* >	* >	2021	~ ~	**	* >	2021	40%	32%	26%
022	(+	* >	**	2022	A)	A P	* *	2022	A >	**	**	2022 2023	**	()	*)	2022	38% 35%	31% 30%	25% 24%
023	<u> </u>	**		2023	4)	**	**	2023	*)	**	**	2023	•••	0	**	2023	35%	29%	24%
025	* >	**	**	2025	* >		**	2025	* >	**	**	2025	~ ~	()	**	2025	33%	29%	24%
026	4.)	**	**	2026	4.)		**	2026	A)	ue Area: Th	**	2026	* *	**	**	2026	32%	29%	24%
	10 dwellin 56 Hectare : Gross Absorptio Plannin	profit: (20%) on: 50 units p.a g gain at 100%	es) PH) dph. a.		dwelling 56 Hectare Gross Absorpti Plannin	Area: Three s (10 House: site @(20 DF profit: (20%) on: 50 units p.a. g gain at 100%	es) PH) dph.	o	at £25000 per u Sustair 20% 70:30 (S Value dwelling .56 Hectare Gross Absorpti Plannin	Affordable Hocal Rent to Int Area: Thre s (10 House site @(20 Di profit: (20%) on: 50 units p. g gain at 100%	ooo per unit (in per unit pusing ermediate) e s) PH) dph.	0	Value dwelling .56 Hectare s Gross Absorptic Planning	profit: (20%) on: 50 units p. g gain at 100%	s) PH) dph. a.		dwelling 0.56 Hectare Gross Absorpti Plannin	profit: (20%) on: 50 units p.a g gain at 100%	s) PH) dph. a.
70	Sustainabilit 20% Affo :30 (Social F	y at £1800 per rdable Hou Rent to Inter	unit sing	70	Sustainabilit 20% Affo	(rent) & E24000 per y at £1800 per rdable Hou Rent to Inter	unit sing	70		ry at £1800 per rdable Hou Rent to Inter	unit Ising	70	at £36000 per unit i Sustainabilit 20% Affo 0: 30 (Social F 8 SHEET 1	y at £1800 per rdable Hou Rent to Inter	r unit Ising	70	20% Affo 0:30 (Social I 8 SHEET 1	ry at £1800 per ordable Hou Rent to Inter	unit s ing mediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	+	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
010	DOWN	MIDDLE	- A A	2010	A P	MIDDLE	- A A	2010	· ·	MIDDLE	- A A	2010	DOWN ▼ ▼	()	0F	2010	33%	26%	23%
11	* *		**	2011	* >	**	**	2011	€.	**		2011	**	0	0	2011	33% 42%	26% 28%	23% 25%
13		4)	4)	2012	- 1 -	4)	A)	2012		*)	4)	2012	•••		1.	2012	42%	28%	25%
14	**	* >	*	2014	••	A P	* >	2014	• •	* >	* >	2014	* *	**	4.4	2014	43%	29%	25%
15 16	**	* *	A >	2015	**	A)	A)	2015	**		A)	2015 2016	~ ~	••	**	2015 2016	87%	40% 39%	30%
17		4.4	4)	2016	**	4)	4)	2017	**	1.4	4)	2016	•••		1.	2016	64%	37%	30% 29%
18	**	(+	A >	2018	~ ~	A >	A >	2018	**	A Þ	* >	2018	~ ~	**	4.4	2018	55%	35%	28%
19 20	**	1 *	A)	2019	4+	4)	A)	2019		A >	A)	2019 2020			1.4	2019	47% 42%	34% 32%	27% 26%
21	(+	* >	* >	2021	* >	* >	* >	2021	* >	* >	* >	2021	••	**	* >	2021	38%	31%	25%
22 23		* >	**	2022	A)	A P	* *	2022	A >	**	**	2022 2023	••	()	*)	2022	35% 33%	29% 28%	24% 24%
123	<u> </u>	**		2023	4)	**	**	2023	->	**	**	2023	•••	0	**	2023	33%	28%	23%
25	* >	**	**	2025	* >	**	**	2025	A >	**	**	2025	~ ~	•	**	2025	31%	27%	23%
26	* >	**	**	2026	*)		**	2026	*)	ue Area: Th	**	2026	* *	0	**	2026	31%	27%	23%
	O dw O site Gro Ab: Plannii Su Susta	te Area: 0 rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0) rellings (0)	sing		dw O site Gro Ab Planni Su Susta	Je Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0		Subsidy	C Abs Pite at E36000 per u Sustain 20% 70:30 (S Vali dw O sitt Groc Ab Planni Su	ctare site @(20) ross profit: (20) ross profit: (20) unit ming gain at 10 int (rent) & E244 int (rent) & E244 int (rent) & E244 int (rent) & E244 int (rent) & E244 int (rent) & E245 int (rent) & E255 int (re	%) s p.a. D0% 000 per unit (in' i per unit uusing ermediate)	termedia	Valu dw 0 site Gro Abs Plannii Su Susta	le Area: 0 ellings (0) e @(0) dph. sss profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hou: 0	sing		dw O site Gro Ab Planni Su Susta	Je Area: 0 lellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskly at 0 linability at 0 dable Hous 0	sing
EST	SHEET 1	CDEENEIEI P		TEST	9 SHEET 1	INDUSTRIAL		TEST	9 SHEET 1	INDLISTRIALS		TEST	9 SHEET 1	DD1		TEST	9 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	REDU DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	CTION TO AFFOR MIDDLE ON M	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
		-		-	-	-	-	<u>-</u>	P	/alue Area: 0 dwellings (0) 0 site @(0) dpr Gross profit: 0 Absorption: 0 lanning gain at i Subsidy at 0 Sustainability at Affordable Ho	n. D%	-			-	-			

	O dw O site Gro Ab: Plannii Su Susta	ue Area: 0 vellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta O% Affor	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 nability at 0 dable Hous 0	sing		dv O sit Gri Ab Plann Si Sust	ue Area: 0 wellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 ordable Hou	sing		dwe O site Gros Abs Plannin Sut Sustal	e Area: 0 ellings (0) @(0) dph. ss profit: 0 orption: 0 g gain at 0% biddy at 0 inability at 0 dable Hous	sing		dw O site Gro Ab: Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous	sing
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	O dwellings (0 O site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a) n. 0%	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	PDL MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0		ETION TO AFFOR MIDDLE OF THE M	DABLE UP ON ON ON ON ON ON ON ON ON ON ON ON ON
Subsid	10 dwellin 56 Hectare : Gross Absorptic Planning by at £0 per unit (Sustainabili 20% Affo : 30 (Social F	gs (10 House site @(20 DF profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un ty at £600 per rdable Hou	es) PH) dph. a. bit (intermediate unit) Subsid	dwelling: .56 Hectare s Gross; Absorptic Planning dy at £0 per unit (i Sustainabilit 20% Affoi 1:30 (Social F	s (10 House: lite @(20 Df profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per ur y at £600 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsit	Value dwelling 1.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 20% Affo 0:30 (Social	Area: Three gs (10 House site @(20 D) s profit: (20%) lon: 50 units p. gg gain at 1009 (rent) & £0 per u lity at £600 per ordable Hou	e ss) PH) dph. a. 6 init (intermediate) unit using	Subsi	dwellings 56 Hectare s Gross I Absorption Planning dy at £0 per unit (r Sustainabilit 20% Affor 0:30 (Social R	s (10 House site @(20 Df profit: (20%) in: 50 units p.: gain at 100% rent) & £0 per ur y at £600 per rdable Hou	S) PH) dph. a. bit (intermediate unit) Subsidy	dwelling 1.56 Hectare : Gross Absorpti Planning y at £0 per unit (r Sustainabili 20% Affo 0:30 (Social I	s (10 House site @(20 Di profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur ty at £600 per rdable Hou	b) DH) dph. it (intermediate) unit sing
TEST 1	Value Area: Three Owellings (10 Houses)																		
2010	DOWN	* >	* >		4.*	* >	* >		~ ~	A >	A >		DOWN	MIDDLE	* >		45%	33%	28%
2011 2012	**				* *				~ ~										
2013 2014	**	4 *	A)		• •		.,				A)		**	* *	(*				
2015 2016	**	V V		2015	••	÷		2015	~ ~			2015	••	**		2015	113%	50%	36%
2017	**	· · ·	A >	2017	**	* >	A >	2017	~ ~	1.4	. >	2017	**	* *	4.4	2017	83%	46%	34%
2018 2019	**		* >	2019	~ ~			2019	~ ~	* >	* >	2019	* *	**		2019	60%	41%	31%
2020 2021	• •	*				A >	4)								(+				
2022 2023					* >	*							••	• •					
2024	4+					**							••	••					26% 26%
2026	• >	**	**	2026		**	**	2026 Sub	10 d 0.56 He (Abs Pla sidy at E0 per u Sustai	inability at £600	uses) DPH) dph. %) s p.a. 00% per unit (interme	2026 ediate)			**	2026	37%	32%	26%
									20%	6 Affordable He locial Rent to Int	ousing								
Subsid	10 dwellin 56 Hectare : Gross Absorptio Planning by at £0 per unit (Sustainabi	profit: (20%) on: 50 units p.a g gain at 100% rent) & £0 per un lity at £0 per u rdable Hou	es) PH) dph. a. bit (intermediate unit) Subsid	dwelling: 56 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainabil	profit: (20%) n: 50 units p.a gain at 100% rent) & £0 per ur ity at £0 per u rdable Hou	S) PH) dph. a. pit (intermediate nit sing	e) Subsii	Value dwelling 1.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainab	Area: Three gs (10 House site @(20 D s profit: (20%) lon: 50 units gg gain at 1009 (rent) & £0 per u billty at £0 per u brdable Hou	e (S.) PH) dph. a. 6 init (intermediate) unit using	Subsi	dwellings 0.56 Hectare s Gross p Absorptio Planning dy at £0 per unit (r Sustainabil	profit: (20%) in: 50 units p.i j gain at 100% rent) & £0 per ur ity at £0 per u rdable Hou	S) PH) dph. a. bit (intermediate init) Subsidy	dwelling 5.56 Hectare: Gross Absorption Planning At £0 per unit (n	profit: (20%) on: 50 units p.: g gain at 100% ent) & £0 per ur lity at £0 per u rdable Hou	b) PH) dph. it (intermediate) nit sing
TEST 1	12 SHEET 1	GREENFIELD		TEST 1	12 SHEET 1	INDUSTRIAL1		TEST	12 SHEET 1	INDUSTRIAL2		TEST	12 SHEET 1	PDL		TEST	12 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 44%	MIDDLE 32%	UP 28%
2011	**	*>	* >	2011	4.)	*>		2011	(v	A)	* >	2011	**	- ; ;	¥	2011	44%	32%	28%
2012 2013	**	(+	A F	2012 2013	**	A }	A)	2012 2013	**	A):	A)	2012 2013	* *	* *	1+	2012 2013	57% 58%	36% 37%	30% 31%
2014	* *	4.4	A >	2014	••	A >		2014	••	A }	A >	2014	• •	• •	(*	2014	59%	37%	31%
2015 2016	~ ~	**	* >	2015 2016	••	(v A)	4)	2015 2016		(v	4)	2015 2016	**		**	2015 2016	109% 97%	49% 48%	36% 35%
2017 2018	* *	4.4	A }	2017 2018	• •	A >	4)	2017 2018	**	4+	4)	2017 2018	* *	**	1+	2017 2018	81% 69%	46% 43%	34% 32%
2019	**		A >	2019	V V	* >		2019	**	A.>	* >	2019	**	**	(+	2019	59%	41%	31%
2020 2021	**	*	* >	2020 2021	* >	**	A)	2020	4.4	A)	4)	2020 2021	~ ~		4.4	2020 2021	52% 46%	38% 36%	29% 28%
2022 2023	(+	44	4.5	2022	A)	4.5		2022	A P	4.5	44	2022 2023	**	**	4)	2022 2023	43% 40%	35% 33%	27% 27%
2024	(+	**	**	2024	* >	**	**	2024	A >	**	**	2024	* *	**	**	2024	38%	32%	26%
2025 2026	(v	**	**	2025 2026	*)	**	**	2025 2026	A P	**	**	2025 2026	* *	**	**	2025 2026	37% 36%	32% 32%	26% 26%
								Sub	10 d 0.56 He 0 Abs Pli sidy at E0 per u Sust. 20%	lue Area: To twellings (10 Ho ctare site @(20 Gross profit: (20 sorption: 50 unit anning gain at it unit (rent) & E0 ainability at E0 6 Affordable Ho social Rent to Ini	uses) DPH) dph. %) s p.a. 00% per unit (interme per unit	ediate)							

Subsid	10 dwelling 1.56 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling 5.56 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediat unit sing	e) Subs	dwelling 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hor	es) PH) dph. a. 6 init (intermediate) r unit using) Subs	dwelling 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per ur ty at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling 0.56 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate runit
	13 SHEET 1	tent to miter	mediate)		13 SHEET 1	tent to inter	mediate)		13 SHEET 1	Rent to mite	illieulate)		13 SHEET 1	Kent to mier	mediate)		13 SHEET 1	Kent to inter	mediate)
	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP	4	DOWN	INDUSTRIAL2 MIDDLE	UP	4	DOWN	PDL MIDDLE	UP	_	DOWN	MIDDLE	RDABLE UP
010	DOWN	* >	A >	2010	4.4	* >	* >	2010	~ ~	A >	A >	2010	DOWN	MIDDLE	* >	2010	40%	29%	24%
011 012	* *	* >	A }	2011	* >	A }	4)	2011	(*	A):	A)	2011	**		(+	2011	40% 52%	29% 32%	24% 27%
012	**	1.	4)	2012		A >	4)	2012	~ ~	A >	4)	2012		* *	1.0	2012	54%	32%	27%
014	· ·		* >	2014	~ ~	A >	A)	2014	•••	A.)	.)	2014				2014	54%	33%	27%
015 016	**		A >	2015	**	A)	4)	2015	**	1.4	4)	2015 2016	**	* * *		2015 2016	107% 94%	44% 44%	31% 31%
017	• •	••	* >	2017	~ ~	A >	A)	2017	* *	(=	.,	2017	• •	* *	4.4	2017	76%	41%	29%
018 019	• • •	1.4	A >	2018	4.4	A)	*)	2018	**	A)	A)	2018	**	* *	(*	2018	64% 54%	38% 36%	28% 27%
020	• •	4.*	* >	2020	4 🕶	* >	A)	2020		A.)	* >	2020	• •	* *	4.4	2020	47%	34%	26%
021 022		*)	* >	2021	*)	* >	4)	2021	4.4	A)	A)	2021	**	**	*)	2021	42% 38%	32% 30%	25% 24%
023		**	**	2023	* >	**	**	2023	A F	**	**	2023	••	0	**	2023	35%	29%	23%
024 025	A }	**	**	2024 2025	A)	**	**	2024	A >	**	**	2024 2025	**	()	**	2024 2025	33% 33%	28% 28%	22% 22%
026	4.)		**	2026	4)	**	**	2026	* >	**	**	2026				2026	32%	28%	22%
Subsid	10 dwelling 1.56 Hectare s Gross Absorption Planning dy at £0 per unit (Sustainability	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling 5.56 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) in: 50 units p.a gain at 100% rent) & £0 per un y at £1800 per rdable Hou	S) PH) dph. a. ait (intermediat unit sing	e) Subs	bsidy at £0 per u Sustain 20% 50:50 (S Value dwelling 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	nability at £180 6 Affordable H focial Rent to In 7 Area: Thre gs (10 House site @(20 D 6 profit: (20%) lon: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hoo	per unit (intermi per unit pussing termediate) ee es ss) PH) dph. .a. 6 init (intermediate) r unit using	() Subs	dwelling 0.56 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per unity at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling 0.56 Hectare Gross Absorpti Plannin y at £0 per unit (i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur ty at £1800 per prdable Hou	s) PH) dph. a. bit (intermediate runit
	14 SHEET 1	tent to men	mediate)		14 SHEET 1	tent to inter	mediate)		14 SHEET 1	Kent to mite	i i i i i i i i i i i i i i i i i i i		14 SHEET 1	Kent to miter	mediate		14 SHEET 1	tent to inter	mediate
		GREENFIELD	r	4		INDUSTRIAL1	I	4		INDUSTRIAL2	T ,	4		PDL		4	REDU	CTION TO AFFOR	RDABLE UP
010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN .	MIDDLE	UP A A	2010	DOWN	MIDDLE	UP	2010	DOWN 26%	MIDDLE 17%	UP 14%
11	(*	**	**	2011	* >	**	* *	2011	A P	**	**	2011	~ ~	\leftrightarrow	**	2011	27%	17%	14%
12 13	**	*)	A >	2012	1 *	A >	A)	2012	(*	A)	A >	2012		**	1 *	2012	33% 34%	20%	16% 16%
14	· ·	* >	* >	2014	1 🕶	A >	A)	2014		A >		2014				2014	34%	21%	16%
15 16	**	1.	A >	2015 2016	**	A)	4)	2015	* *	A)	4.)	2015 2016	**	* * *	(*	2015	68% 59%	27% 26%	18% 18%
17	**		A }	2017	~ ~	A }	A >	2017	* *	A. }	A.):	2017	••	**	4.4	2017	48%	25%	17%
18 19	• • •	4 7	A >	2018	4 +	A)	*)	2018	4.*	A)	A)	2018 2019	**	• •	4 *	2018	39%	23%	16% 15%
20		* >	* >	2020	A >	* >	A)	2020	A P	A.)	* >	2020	* *	(*	* >	2020	28%	20%	14%
21 22	4+	*)	* *	2021	A)	* *	4.4	2021	* >	* *	* *	2021	**	(*	* *	2021	25% 23%	19%	14%
23	A F	**	**	2023	* >	**	**	2023	A F	**	**	2023	••	0	**	2023	21%	17%	13%
24 25	A >	**	**	2024 2025	A)	**	**	2024	A >	**	**	2024 2025	1+	()	**	2024 2025	20% 19%	16% 16%	12% 12%
26	A }	**	**	2026	A)	**	**	2026	A >	Iue Area: T	**	2026	€ ₩	0	**	2026	19%	16%	12%
	0 dw 0 site Gro Abs Plannir Su Susta 0% Affor	ie Area: 0 vellings (0) e @(0) dph. ss profit: 0 sorption: 0 g gain at 0% bisldy at 0 inability at 0 dable Hous 0	sing		dw O site Gro Ab: Plannli Susta O% Affor	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 iorption: 0 g gain at 0% isoldy at 0 inability at 0 dable Hous 0	sing	Sul	Absolute Abs	ctare site @(20 Scross profil: (25 Scross profil: (9%) is p.a. Is p.a. 00% per unit (intermo) per unit busing termediate)	ediate)	dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @ (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskidy at 0 sinability at 0 rdable Hous 0	sing		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskidy at 0 sinability at 0 rdable Hour 0	sing
EST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	RDABLE UP
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-	-		0				0				0		-	-	0	0%	0%	0%
	-		-	0		-	-	0	-	-	-	0		-	-	0	0%	0% 0%	0% 0%
			-	0		-		0		-	-	ō		-	-	o	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
	-			ō				0				ō	- 1			ō	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0% 0%	0%
	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
				0				o				0				0	0%	0%	0%
	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
								_	F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho) n.) 0%								

0.56 Subsidy a	10 dwelling 6 Hectare s Gross Absorption Planning at £0 per unit (Sustainability 20% Affo	Area: Thre gs (10 House site @(20 D profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u per dable Hou ent to Intel	ses) PH) dph. a. init (intermediate or unit unit using) Subsid	dwelling: .56 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	5) PH) dph. i. it (intermediate unit	e) Subsi	dwelling 0.56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 20% Affo	profit: (25%) ion: 50 units p. ig gain at 100% (rent) & £0 per un ty at £1800 per ordable Hou	S) PH) dph. a. iit (intermediate) unit sing) Subsid	dwelling .56 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit 20% Affo	profit: (25%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using) Subsid	dwelling 0.56 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo	profit: (25%) on: 50 units p. g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. bit (intermediate) c unit
	SHEET 1	GREENFIELD	i mediate)	TEST	16 SHEET 1	INDUSTRIAL1	mediate)	TEST	0:30 (Social 16 SHEET 1	INDUSTRIAL2	mediate)	TEST): 30 (Social F 16 SHEET 1	PDL PDL	inediate)	TEST	0:30 (Social I 16 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP 29%
2011		1.	A P	2011	**	A >	A)	2011		A)	<u> </u>	2011	• • •	••	1+	2011	53% 53%	34% 34%	29%
2012	• •	**	A >	2012	**	A)	A)	2012	**	(v	A)	2012 2013	• •	**	**	2012 2013	75% 78%	40% 41%	32% 33%
2014	~ ~	••	* >	2014 2015	•••	A }	A)	2014	**	(*	A)	2014 2015	**	* *	**	2014 2015	78%	42% 60%	33% 39%
2016			1 *	2016	**	**	A >	2016	~ ~	**	*	2016	• •	**		2016	185%	58%	38%
2017	• •	**	4.7	2017 2018	**	(*	A)	2017	**	* *	4)	2017 2018	• •	* *		2017 2018	131% 99%	53% 50%	36% 35%
2019	~ ~	**	A >	2019 2020	••	A)	A)	2019	**	(*	A)	2019 2020	* *	••	1.4	2019 2020	78% 65%	45% 42%	33% 31%
2021	••	4.4	* >	2021	4.4	* >	* >	2021	~ ~	*>	*)	2021	**	**	4.4	2021	55%	40%	30%
2022		1+	A)	2022	(v	A >	A)	2022	(+	A)	A)	2022	**	**	1*	2022	49% 44%	38% 36%	29% 28%
2024	(*	1 *	A >	2024 2025		A >	4)	2024	(+	.,	A)	2024 2025	• •	* *	1.4	2024 2025	42% 41%	35% 34%	27% 27%
2026	1.	17	*)	2026	4)	4)	4)	2025	A P	ue Area: Th	*	2026	**	**	1.	2026	40%	34%	27%
0.56 Subsidy a 70:30	10 dwelling 6 Hectare s Gross Absorption Planning at £0 per unit (in Sustainability 20% Affo	Area: Three gs (10 House gs (10	ses) PH) dph. a. it (intermediate r unit using) Subsid	dwelling: .56 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un y at £1800 per rdable Hou:	it (intermediate unit s ing	s) Subsi	20% Value dwelling Absorption Grosses Grosses Statianabilit Down 17 Section 18 Section 19 Section	profit: (17%) on: 50 units y g gain at 100% (em) & 60 per u ty at £1800 per pordable Hou Rent to Inter INDUSTRIAL2 MIDDLE	using mediate) 5 5) HH) dph. 3. 3. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4. 4.) Subsid	dwelling .56 Hectare : Gross Absorptic Planning dy at £0 per unit (Sustainabilit	profit: (17%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 pe rdable Hou	es) PH) dph. a. 6 init (intermediate) r unit using	Subsid	dwelling 0.56 Hectare: Gross Absorptic Planning y at £0 per unit (r Sustainabilit 20% Affo 0:30 (Social F	profit: (17%) on: 50 units p. g gain at 100% ent) & £0 per ur y at £1800 per rdable Hou	s) PH) dph. a. bit (intermediate) unit using mediate)
	0 dw 0 site	te Area: 0 vellings (0) to @(0) dph.			dw 0 site	e Area: 0 ellings (0) e @(0) dph.		Sut	0.56 Her C Abs osidy at E0 per u Sustair 20% 70:30 (S Vali dw O Sitr	hability at £1800 Affordable Ho ocial Rent to Inte ue Area: 0 vellings (0) e @(0) dph.	OPH) dph. %) i p.a. 10% er unit (interma per unit using	ediate)	dw 0 site	e Area: 0 ellings (0) e @(0) dph.			dw 0 site	Je Area: 0 ellings (0) e @(0) dph.	
	Abs Plannir Su Susta	ss profit: 0 corption: 0 ng gain at 0% bsidy at 0 inability at 0			Abs Plannir Su Susta	ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0			Ab Planni Su Susta	oss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous			Abs Plannii Su Susta	ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0			Ab: Plannii Su Susta	ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0	
		dable Hou	9	Tre-		dable Hous	9	TPAT		0	9	TF		dable Hou	9	TF		dable Hou	9
TEST 18		GREENFIELD		IEST	18 SHEET 1	INDUSTRIAL1	,	1631	18 SHEET 1	INDUSTRIAL2		IEST	18 SHEET 1	PDL		IEST		CTION TO AFFOR	
0	DOWN _	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP _	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0		-	-	0	-	-	-	0	-		-	0	0%	0% 0%	0%
0	-		-	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
o E	-			0		-		0			- 1	0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0% 0%	0% 0%	0% 0%
0	-	-		0	-	-		0	-			0				0	0%	0%	0%
0	-			0	-	-	-	0		-		0	-			0	0% 0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0		-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-	-		o	-	-	-	0	-	-		0	_			0	0%	0% 0%	0% 0%
0	-	-	-	0	-	-	_	0	-	- /alue Area:	0	0	-	-	-	0	0%	0%	0%
									Р	O dwellings (0) O site @(0) dph Gross profit: 0 Absorption: 0 Itanning gain at 0 Subsidy at 0 Subsidy at 4 Affordable Hor									

Valu																		
	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0				ue Area: 0				ie Area: 0	
0 dv	vellings (0)			dw	ellings (0)			dv	vellings (0)			dw	vellings (0)			dw	ellings (0)	
	e @(0) dph.				@(0) dph.				e @(0) dph.				e @(0) dph.				@(0) dph.	
	oss profit: 0				ss profit: 0				oss profit: 0				oss profit: 0				ss profit: 0	
Ab	sorption: 0 ng gain at 0%			Ab	sorption: 0 ng gain at 0%			At	osorption: 0				sorption: 0			Abs	sorption: 0 ng gain at 0%	
									ing gain at 0%				ing gain at 0%					
Su	ubsidy at 0 ainability at 0			Su	ibsidy at 0 inability at 0			S	ubsidy at 0 ainability at 0			Si	ubsidy at 0 ainability at 0			Su	ibsidy at 0 inability at 0	
0% Affor	rdable Hou	sing			dable Hous	sing			rdable Hou	sing			rdable Hous	sing			dable Hous	ing
ST 19 SHEET 1	0			9 SHEET 1	0			19 SHEET 1	0			19 SHEET 1	0	-		19 SHEET 1	0	
3T 19 SHEET 1	GREENFIELD		TEST 1	9 SHEET 1	INDUSTRIAL1		TEST	19 SHEET 1	INDUSTRIAL2		TEST	19 SHEET 1	PDL		TEST		CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP	1. [DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
	-		0			-	0		-		0		-		0	0%	0%	0%
	-		0				0		-	-	0	-	-		0	0%	0%	0%
-	-	-	0		-	-	o	-	-	-	0	-	-		0	0%	0%	0%
_	-	-	0	-	-	-	0	_	-	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
_	_	_	0		_		0	_	_	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0		-		0	-		-	0				_0 0	0%	0% 0%	0%
	-	-	,				0	-		-	0					0%	0%	0%
			ő			-	0				ő				-0 -	0%	0%	0%
			o				0				0				ō	0%	0%	0%
-			o o				0				0				ō	0%	0%	0%
_	-	-	0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	- Value Area:	-	0	-	-	-	0	0%	0%	0%
									Gross profit: 0 Absorption: 0 Planning gain at Subsidy at 0 Sustainability at	0%								
								0%	Affordable Ho	using								
Valu	ue Area: 0			Valu	ie Area: 0			Val	ue Area: 0		_	Vali	ue Area: 0		_	Volu	ie Area: 0	
O dv	vellings (0)												ue Area. U			valu		
					ellings (0)			dv	vellings (0)			dw	vellings (0)			dwe	ellings (0)	
0 site	e @(0) dph.			0 site	@(0) dph.			dv 0 sit	vellings (0) e @(0) dph.			dw 0 sit	vellings (0) e @(0) dph.			dw 0 site	ellings (0) e @(0) dph.	
0 site	e @(0) dph. oss profit: 0			0 site	e @(0) dph. ss profit: 0			dv 0 sit Gr	vellings (0) e @(0) dph. oss profit: 0			dw 0 sit	vellings (0) e @(0) dph. oss profit: 0			dw O site Gro	ellings (0) e @(0) dph. ss profit: 0	
O site Gro Ab:	e @(0) dph. oss profit: 0 sorption: 0			O site Gro Ab:	e @(0) dph. ss profit: 0 sorption: 0			dv O sit Gr At	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dw O sit Gre Ab	vellings (0) e @(0) dph. oss profit: 0 osorption: 0			dwo O site Gro Abs	ellings (0) e @(0) dph. ss profit: 0 sorption: 0	
O site Gro Abs Planni	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0%			O site Gro Ab: Planni	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0%			dv O sit Gr At Plann	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dw O sit Gro Ab Planni	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0%			dwi O site Gro: Abs Plannir	ellings (0) e @(0) dph. es profit: 0 sorption: 0 ng gain at 0%	
O site Gro Ab: Plannii Su	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			O site Gra Ab: Plannii Su	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0			dv O sit Gn At Plann S	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O sit Gro Ab Planni Si	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0			dw O site Gro: Abs Plannir Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0	
O site Gro Ab: Plannii Su Susta	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% obsidy at 0 alnability at 0 rdable Hou	sing		O site Gro Ab: Plannii Su Susta	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Hous	sing		dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou	sing		dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous	sing		dwi O site Gro: Abs Plannir Su Susta	ellings (0) e @(0) dph. es profit: 0 eorption: 0 eng gain at 0% elistidy at 0 erdable Hous	sing
0 site Gro Ab: Planni Su Susta 0% Affor	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0	sing		O site Gro Ab: Plannin Su Susta O% Affor	e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% absidy at 0 sinability at 0	sing		dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0	sing		dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ling gain at 0% ubsidy at 0 alnability at 0	sing		dwi O site Gro Abs Plannir Su Susta O% Affor	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0	sing
O site Gro Ab: Plannii Su Susta	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alinability at 0 rdable Hous	sing	TEST 2	O site Gro Ab: Plannii Su Susta	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 rdable Hous 0	sing	TEST	dv O sit Gr At Plann S Sust	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing	TEST	dw O sit Gre Ab Planni Si Sust	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing	TEST	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% shinability at 0 rdable Hous	
0 site Gro Ab: Planni Su Susta 0% Affor	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0		TEST 2	O site Gro Ab: Plannii Susta O% Affor	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 idability at 0 rdable Hous 0		TEST	dv O sit Gn At Plann S Sust O% Affo	wellings (0) e @ (0) dph. ossprofit: 0 ossprofic: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0		TEST	O sit Gro Ab Planni Si Sust O% Affo	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0		TEST	dw O site Gro: Abs Plannir Su Susta O% Affor	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% dissidy at 0 inability at 0 rdable Hous 0	DABLE
0 site Gro Ab: Planni Su Susta 0% Affor	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alinability at 0 rdable Hous	sing UP -	TEST 2	O site Gro Ab: Plannin Su Susta O% Affor	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% dbsidy at 0 rdable Hous 0	S ing	TEST	dv 0 sit Gr At Plann S S Sust 0% Affo	vellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	sing UP -	TEST	dw 0 sit Gre Ab Planni Si Sust: 0% Affo	vellings (0) e @(0) dph. oss profit: 0 vsorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0	sing UP	TEST	dwi O site Gro- Abs Plannin Su Susta O% Affor	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP
O site Gro Ab: Plannin Su Susta O% Affor	e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% ibsidy at 0 ilhability at 0 rdable Hour 0 GREENFIELD MIDDLE —	UP -	0 0	O site Gro Ab: Planni Su Susta O% Affor	e @(Ŏ) dph. ss profit: 0 ss profit: 0 sorption: nability at 0 rdable Hous 0 industrial ind	UP -	TEST	dv O sitt of Grand of	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ushsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP -	TEST	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST	O site of the control	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0%	DABLE UP 0% 0%
O site Gro Abb Plannin Su Sussist O'A Affor	e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou: 0		0 0 0	O site Gro Ab: Plannii Susta O% Affor	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 idability at 0 rdable Hous 0		0 0	dv O sit Gn At Plann S Sust O% Affo	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0	dw 0 sit of sit	vellings (0) e @(0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST	dw. O sitte Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0%	ellings (0) @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0%
O site Gro Ab: Plannin Su Susta O% Affor	e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% ibsidy at 0 ilhability at 0 rdable Hour 0 GREENFIELD MIDDLE —	UP -	TEST 2	O site Gro Ab: Planni Su Susta O% Affor	e @(Ŏ) dph. ss profit: 0 ss profit: 0 sorption: nability at 0 rdable Hous 0 industrial ind	UP -	0 0 0	dv O sitt of Grand of	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ushsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP -	0 0 0 0	dw 0 sit in the control of the contr	vellings (0) e @(0) dph. soss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE -	UP - -	TEST	dw. O site Gro- Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O%	ellings (0) ellings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% biskldy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0%	DABLE UP 0% 0% 0% 0%
O site Gro Abb Plannin Su Sus Susta O'% Affor	e @(0) dph. sss profit: 0 sss profit: 0 ng gain at 0% ibsidy at 0 ilhability at 0 rdable Hour 0 GREENFIELD MIDDLE —	UP -	0 0 0 0	O site Gro Ab: Planni Su Susta O% Affor	e @(Ŏ) dph. ss profit: 0 ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 INDUSTRIAL1 MIDDLE	UP -	0 0 0	dv O sitt of Grand of	wellings (0) e @ (0) dph. osos profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST	dw. O site Grov Abs Plannir Su Susta O% Affor PREDUC DOWN O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 critable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0%
O site Gro Ab: Planni Su Susta O% Affor 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 sinability at 0 rdable Hous 0 GREENFIELD MIDDLE	UP	TEST 2	O site Gro Ab Plannin Su Sustate O% Affor	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0	dw O sit the Control of Control o	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST .	dw. O sites Gro- Abs Plannir Su Sustato O% Affor 20 SHEET 1 REDUC DOWN 0% 0% 0% 0% 0% 0%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site Gro Ab: Planni Su Susta O% Affor	e @(Ŏ) dph. sss profit: 0 sss profit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0	O site Gro Ab: Planni Susta O% Affor O SHEET 1 DOWN	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0 INDUSTRIAL1 MIDUE	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST .	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Affor O% Affor O% Affor O% O% O% O% O% O% O% O% O% O% O% O%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site Gro Ab: Planni Su Susta O% Affor 20 SHEET 1 DOWN	e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisldy at 0 sinability at 0 rdable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0	O site Gro Ab Plannin Su Sustate O% Affor	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0 INDUSTRIAL1 MIDDLE	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) evellings (0) obs. profit: 0 osseption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 PDL MIDDLE	UP	TEST .	dw. O sites Gro. Abs Plannir Su Susta O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O%	ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ggain at 0% bisidy at 0 inability at 0 rdable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O site Gro Ab: Planni Su Susta O% Affor	e @(Ŏ) dph. sss profit: 0 sss profit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0	O site Gro Ab: Planni Susta O% Affor O SHEET 1 DOWN	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0 INDUSTRIAL1 MIDUE	UP	0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit the Control of Control o	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST .	dw. O site to Grow Abstract Abstract Abstract Abstract Abstract Abstract Abstract Sus Sus Sus Sus Sus Affor O% Affor DOWN O% O% O% O%	ellings (0) e @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous 0 CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O site Gro Ab: Planni Su Susta 70% Affor	e @(Ŏ) dph. sss profit: 0 sss profit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	O site Gro Ab: Planni Susta O% Affor O SHEET 1 DOWN	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0 INDUSTRIAL1 MIDUE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit Gra Ab Planni Ss Ss O% Affo 20 SHEET 1 DOWN	vellings (0) e @(0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 PDL MIDDLE	UP	TEST	dw. O site Giro Abs Plannir Sut Sut Sut O% Affor 20 SHEET 1 REDUC DOWN O% O% O% O% O% O% O% O% O% O% O%	ellings (0) s @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisdly at 0 iniability at 0 ordable House 0 o CTION TO AFFOR MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O slite Gro Abb Planning Planning Su Su Sustant O% Affor DOWN	e @(Ŏ) dph. sss profit: 0 sss profit: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hous 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0	O site Gro Ab: Planni Susta O% Affor O SHEET 1 DOWN	e @(Ŏ) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 'dable Hous 0 INDUSTRIAL1 MIDUE	UP	0 0 0 0 0 0 0 0 0	dv O sitt Gr At Plann S Sust O% Affo 20 SHEET 1 DOWN	vellings (0) e @ (0) dph. oss profit: 0 ossorption: 0 ing gain at 0% ubsidy at 0 alinability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 ssorption: 0 nn gain at 0% ubsidy at 0 nn gain at 0% ubsidy at 0 Ordable House PDL MIDDLE	UP	TEST	O sileties Groot G	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site of control of c	e @(0) dph.sss profit: 0 sos profit: 0 sos profit: 0 sorption: 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O site of Control of C	2 @ (0) dph. ss profit: 0 coordinate of the coor	UP	0 0 0 0 0 0 0 0 0 0	dv O sit Sit Sit Sit Sit Sit Sit Sit Sit Sit S	vellings (0) e @ @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption of the control of	UP	TEST .	O site in the control of the control	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 on gain at 0% biskly at 0 on gain at 0% biskly at 0 on ability at 0 on ability at 0 on ability at 0 on one of the original of the original of the original of the original of the original of the original of the original orig	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O slite Gro Abb Planning Planning Su Su Sustant O% Affor DOWN	e @(0) dph. sos profits of sos profits of sos profits of sor prior of sor prior of sor prior of data for the sor prior of	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O site Gree Abb Planning Susta Susta O% Affor Comment of the Comme	s @ (Ó) diph. ss profits of oss profits oss profits of oss profits of oss profits of oss profits of oss profits of oss profits oss profits of oss profits oss prof	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sist of Control o	vellings (0) e @ (0) dp. ss profit: 0 sorption: 0 fing gain at 0% ubsidy at 0 anability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	0 siti of the control	vellings (0) e e @(0) dph. sss profit: 0 ssorption: 0 nn gain at 0% ubsidy at 0 nn gain at 0% ubsidy at 0 Ordable House PDL MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O sileties Groot G	ellings (0) = @(0) dph. ss profit: 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O sitte Gro Ab: Plannii Su Sustant O% Affor ZO SHEET 1 DOWN	e @(0) dph.sss profit: 0 sos profit: 0 sos profit: 0 sorption: 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O site of Control of C	2 @ (0) dph. ss profit: 0 coordinate of the coor	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Sit Sit Sit Sit Sit Sit Sit Sit Sit S	vellings (0) e @ @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0 INDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Core of the Core o	vellings (0) e e @(0) dph. ssprofit: 0 sorption of the control of	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O site to Control of the Control of	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 sorption: 0 dable Hous (0) = 0 sorption: 0 (dable Hous (0) = 0 sorption: 0 (dable Hous (0) = 0 sorption: 0 sorpt	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O site of site	e @(0) dph. sss profit: 0 sss	UP	0 0 0 0 0 0 0 0	O site of Control of C	2 @ (0) diph. ss profit: 0 do so profit or 0 do so profit or 0 do sorption: 0 ng gain at 0 % bsidy at 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0 dable House 0 inabitity at 0	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit Sit Sit Sit Sit Sit Sit Sit Sit Sit S	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing gain at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) e e @(0) dph. sss profit: 0 sospribin: 0 ing pain at 0% ubasity at 0 ing pain at 0% ubasity at 0 ind	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	O Sile Sile Sile Sile Sile Sile Sile Sile	ellings (0) = @ (0) dph. ss profit: 0 sorption: 0 ng gain at 0% sorption: 0 ng gain at 0% sorbdy at 0 ng gain at 0% sorbdy at 0 ninability at 0 ddb ellings of 0 ninability at	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
O Site O Site Of Site	e @(i) dph.sss profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sor prior: 0 sor prior: 0 sor prior: 0 rdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	O sité Grond Abb Abb Abb Abb Abb Abb Abb Abb Abb Ab	s @ (0) diph. ss profit: 0 so p	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dy O sit if Plann n Plann n S Sust Sust Sust Sust Sust Sust Sust Sus	vellings (0) e @ (0) dph. sss profit: 0 sss profit: 0 sss profit: 0 sss profit: 0 ing gain at 0% ubsidy at 0 ainability at 0 do ainability at 0 nDUSTRIAL2 MIDDLE	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dW O sit in Control of the Control o	vellings (0) e e @(0) dph. sss profit: 0 sospribir: 0 sos	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Site O Site Of Site	e @(i) dph.sss profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sor prior: 0 sor prior: 0 sor prior: 0 rdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	O sité Grond Abb Abb Abb Abb Abb Abb Abb Abb Abb Ab	s @ (0) diph. ss profit: 0 so profit or 0 so profit or 0 sorption: 0 so profit or 0 sorption: 0 sorpti	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control of Cont	vellings (0) e e @(0) dph. sss profit: 0 sorption: 0 ing gain at 0% ubsidy at 0 ing gain at 0	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) ee @(0) dph. sos profit: 0 sos	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0
O Site O Site Of Site	e @(i) dph.sss profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sos profit: 0 sor prior: 0 sor prior: 0 sor prior: 0 rdable Hour 0 GREENFIELD MIDDLE	UP	0 0 0 0 0 0 0 0	O sité Grond Abb Abb Abb Abb Abb Abb Abb Abb Abb Ab	s @ (0) diph. ss profit: 0 so profit or 0 so profit or 0 sorption: 0 so profit or 0 sorption: 0 sorpti	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dv O sit in Grand Control of Cont	veilings (0) e e @(0) dph. sssprofit: 0 sorption: 0 ng gain at of the state of the	UP	TEST 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	dw O sit in Grid Africa Control Contro	vellings (0) ee @(0) dph. sos profit: 0 sos	UP		O site to Superior Control of Con	ellings (0) so group of the control	DABLE UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0

Figure 99 – Sensitivity Testing

Value Area: Three 10 dwellings (10 Houses)		Valu 10 dwell	e Area: Thre	ses)		10 dwellir	Area: Thre	ses)		10 dwellin	Area: Thre	ses)		10 dwellin	Area: Three	es)
0.29 Hectare site @(35 DPH) of Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	dph.	Gro Absorp	e site @(35 D ss profit: (20%) tion: 50 units p. ing gain at 100%	a.		Absorpt	site @(35 E s profit: (20%) ion: 50 units p ng gain at 1009	.a.	0	Absorpti	site @(35 D profit: (20%) ion: 50 units p ig gain at 100%	.a.		Absorptio	site @(35 DF profit: (20%) on: 50 units p.a g gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (into Sustainability at £1800 per unit 20% Affordable Housing	,		t (rent) & £0 per u lity at £1800 per fordable Hou	r unit	te) Subsi	Sustainabili	(rent) & £0 per u ity at £1800 pe ordable Ho) Subsi		(rent) & £0 per u ty at £1800 pe ordable Hou	r unit	te) Subsid		ent) & £0 per un y at £1800 per rdable Hou	unit
70:30 (Social Rent to Intermed TEST 1 SHEET 1		70:30 (Socia ST 1 SHEET 1	Rent to Inter	rmediate)		1 SHEET 1		rmediate)): 30 (Social 1 SHEET 1		rmediate)		0:30 (Social F 1 SHEET 1		
GREENFIELD DOWN MIDDLE 2010	UP 20	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 31%	UP 27%
2011	A > 20 A > 20		4)	A)	2011	* *	A)	4)	2011 2012	**	4) (v	A)	2011 2012	46% 61%	31% 36%	27% 30%
2013	A > 20		A)	4)	2013 2014	**	A)	A):	2013 2014	* *	1+	A)	2013 2014	62% 63%	37% 37%	30% 30%
	A > 20		A)	4)	2015	* *	A)	A)	2015 2016	**	**	A)	2015	141% 120%	51% 50%	36% 35%
2017	A > 20	17	A)	A)	2017	**	A)	A)	2017	• •	4.4	A)	2017	95%	47% 44%	33% 32%
	20	19	A)	A)	2019	· ·	-,	* *	2019	• • •	17	A)	2019	64%	40%	30%
2021	A > 20	21 🔺	A 3	A >	2021	* >	A)	A >	2021	**	A)	A >	2021	48%	36%	28%
2023	▲ ▶ 20		A)	A >	2022 2023	A):	A)	A P	2022 2023	4 *	A)	A)	2022 2023	43% 40%	34% 33%	27% 26%
2025	A A 20	24	**	44	2024	A >	* *	* *	2024 2025	4 +	* *	**	2024	38% 37%	32% 32%	25% 25%
2026	^ 	26	**	**	2026	Va	iue Area: T	hree	2026		**	**	2026	36%	32%	25%
Value Area: Inree 10 dwellings (10 Houses) 0.29 Hectare site @(35 DPH) c rows profit. (20%)	dph.	10 dwell 0.29 Hectar Gro	e Area: Inre ings (10 Hous e site @(35 D ss profit: (20%)	ses) PH) dph.		Ab: Pl psidy at E0 per u Sustai 209 70:30 (S Value 10 dwellin 0.29 Hectare Gross	nability at £180 6 Affordable H social Rent to In Area: Three ngs (10 Hous site @(35 E s profit: (20%)	ts p.a. 00% per unit (intermed) ob per unit ousing termediate) 66 685) PPH) dph.		10 dwellin .29 Hectare Gross	profit: (20%)	ses) PH) dph.	C	10 dwelling 0.29 Hectare s Gross	profit: (20%)	es) H) dph.
Absorption: 30 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) & £0 per unit (inte Sustainability at £1800 per unit		Plann ubsidy at £0 per un Sustainab	lity at £1800 per	6 nit (intermedia r unit	ite) Subsi	Plannir idy at £0 per unit Sustainabili	ty at £1800 pe	6 init (intermediate) ir unit) Subsi	Plannin dy at £0 per unit Sustainabili	ty at £1800 pe	% init (intermediat ir unit	te) Subsid	Planning ly at £0 per unit (r Sustainabilit	y at £1800 per	t (intermediate) unit
70:30 (Social Rent to Intermed	To per unit (rent) & 10 per unit (intermediate) subsidy at 10 per unit (entermediate) subsidiality at 1100 per unit (entermediate) subsidia														rdable Hou Rent to Inter	sing mediate)
TEST 2 SHEET 1 GREENFIELD		ST 2 SHEET 1	INDUSTRIAL1		TEST	2 SHEET 1	INDUSTRIAL2		TEST	2 SHEET 1	PDL		TEST		CTION TO AFFOR	
2010 DOWN MIDDLE	UP 20		MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 31%	UP 27%
2012	A > 20	12	A)	A)	2011	* * *	A)	A P	2011 2012	**	4.4	A)	2011	46% 61%	31% 36%	27% 30%
	A > 20		4)	* >	2013	**	4)	* >	2013	**	(*	4)	2013	63%	37% 38%	30% 30%
2015	A > 20		A)	A)	2015 2016	* *	A)	A >	2015 2016	**	**	A)	2015 2016	136% 115%	51% 49%	35% 34%
2017	A > 20		A)	A)	2017	**	A)	A):	2017 2018	**		A)	2017	91% 74%	46% 43%	33% 31%
	A > 20		A)	A)	2019	(v	4)	A)	2019	••	(*	.)	2019	62% 53%	40% 38%	30% 29%
2021	A > 20	21 🔺	*)	A)	2021	A)	A)	A)	2021	* * *	A)	A)	2021	47% 42%	36% 34%	27% 26%
2023	▲ ▶ 20	23	A >	* >	2023	* >	A >	A P	2023	1 *	A >	A >	2023	39%	32%	26%
2025	A A 20	25	.,	**	2024	A }	**	* *	2024 2025	*>	* *	**	2024	38% 37%	32% 31%	25% 25%
2026	A > 20	26			2026	10 c	lue Area: T twellings (10 Ho ctare site @(35	uses)	2026	4)			2026	36%	32%	25%
Value Area: Three		Valu	e Area: Thre	e	Sul	Ab: PI osidy at E0 per u Sustai 209 70:30 (S Value	Gross profit: (20 sorption: 30 uni anning gain at 1 unit (rent) & £0 nability at £180 6 Affordable H social Rent to In	is p.a. 00% per unit (interme 0 per unit ousing termediate)	ediate)	Value	Area: Thre	ee .		Value	Area: Three	
10 dwellings (10 Houses) 0.29 Hectare site @(35 DPH) c Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (ren!) & £0 per unit (with the site of	ermediate)	0.29 Hectari Gro Absorp Plann ubsidy at £0 per un Sustainab	lity at £1800 per	PH) dph. a. 6 nit (intermedia r unit		0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	s profit: (20%) ion: 70 units p ng gain at 1009 (rent) & £0 per u ity at £1800 pe	PH) dph. .a. 6 init (intermediate) r unit		.29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) ion: 70 units p. ig gain at 1009 (rent) & £0 per u ty at £1800 pe	PH) dpha. % init (intermediater unit		0.29 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainability	profit: (20%) on: 70 units p.a g gain at 100% ent) & £0 per un y at £1800 per	H) dph. t (intermediate) unit
20% Affordable Housing 70:30 (Social Rent to Intermed TEST 3 SHEET 1	liate)	20% Af 70: 30 (Socia ST 3 SHEET 1	Fordable Hou I Rent to Inter	using rmediate)		20% Affe 0:30 (Social 3 SHEET 1	Rent to Inte	rmediate)		20% Affo 0:30 (Social I 3 SHEET 1	Rent to Inte	using rmediate)		0:30 (Social F 3 SHEET 1	Rent to Inter	mediate)
2010 DOWN MIDDLE	UP 20		MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 46%	MIDDLE 31%	UP 27%
2011	A > 20	12	A)	A)	2011	* *	4)	A } A }	2011	* *	(*	A)	2011	46% 61%	31% 36%	27% 30%
2013 2014 2015	A) 20 A) 20 A) 20	14	^)	A)	2013 2014 2015	••	*)	A)	2013 2014 2015	**	17	4)	2013 2014 2015	62%	37% 37% 51%	30% 30%
2016	A) 20	16	^)	A)	2016 2017	**	4)	4)	2016 2017	ŢŢ.	v.	4)	2016 2017	120%	51% 50% 47%	36% 35% 33%
	20	18	A)	A)	2017	- ; ;	^)	4)	2017		1.	A)	2018	76% 64%	47% 44% 40%	32% 30%
2020	A) 20	20 🔺	* * *	A)	2020	A)	A)	A)	2020	V V	17	A)	2020	55% 48%	38% 36%	29% 28%
2022	A > 20	22	A)	A)	2022	A)	A)	A P	2022	(v	A)	A)	2022	43% 40%	34% 33%	27% 26%
2025	A 20	25	^ ^	*)	2024 2025	* >	* *	* *	2024 2025	4 +	**	* *	2024 2025	38% 37%	32% 32%	25% 25%
	20	26	**	**	2026	10 c 0.29 He	lue Area: T dwellings (10 Ho ctare site @(35 Gross profit: (20	uses) DPH) dph.	2026	•)	**	**	2026	36%	32%	25%
					Sul	Absolute Abs	sorption: 70 uni anning gain at 1 unit (rent) & E0 nability at E180 6 Affordable H	ts p.a. 00% per unit (intermo per unit ousing	ediate)							
						70:30 (5	ocial Rent to In	termediate)								

Subsidy at £0	Value Area Odwellings (1 Hectare site (6 Gross profit Absorption: 50 Planning gain O per unit (rent) 8 stainability at £ 19% Affordak	O House (35 DPI (20%) units p.a. at 50% £0 per unit 1800 per u	: (intermediate)		dwelling .29 Hectare Gross Absorption Plannir dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50%	S) PH) dph. a. iit (intermediat		dwelling 0.29 Hectare Gross Absorpt Planni idy at £0 per unit Sustainabili	e Area: Three gs (10 House site @(35 D s profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u tuy at £1800 per u brdable Hou	S) PH) dph. a. nit (intermediate;		dwelling 29 Hectare Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. init (intermediate r unit		dwelling: 0.29 Hectare s Gross Absorptio Plannin dy at £0 per unit (n Sustainabilit;	profit: (20%) on: 50 units p.a g gain at 50%	H) dph. (intermediate
70:30 ((Social Rent			70	1:30 (Social I	Rent to Inter	mediate)	70	0:30 (Social	Rent to Inter	mediate)	70	:30 (Social				0:30 (Social F		
TEST 4 SHE		ENFIELD		TEST	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	TION TO AFFORI	DABLE
2010 D	OOWN M	IDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 43%	MIDDLE 30%	UP 26%
2011		* }	* >	2011	A 3	A }	A >	2011	* >		A F	2011	* *	A }	4.)	2011	43%	30%	26%
		A P	* >	2012 2013	A)	A }	A >	2012	4 *	A)	A):	2012 2013	**	A)	A)	2012	55% 57%	34% 35%	29% 29%
2014	· ·	A >	* >	2014	A >	A >		2014		A)	A >	2014	• •	4 🕶		2014	57%	36%	29%
2015		4)	* >	2015 2016		A)	A)	2015		A)	A)	2015 2016			A)	2015	111%	48% 47%	34% 33%
2017		.,	*>	2017	**	* >	4)	2017	**	4)	4.)	2017	**		4)	2017	80%	44%	32%
2018		A)	* >	2018 2019	(v	A)	* >	2018	• • •	A)	A)	2018 2019	**	1+	A)	2018	67% 58%	41% 38%	31% 29%
2020	4.4	A >	* >	2020	A)	A)	* >	2020	*)	A >	A)	2020	**	A)	A)	2020	51%	37%	28%
	A)	A)	* >	2021 2022	A)	A)		2021	->	A >	A)	2021 2022	1.7	A)	A >	2021	45% 41%	35% 33%	27% 26%
2023			**	2023	A)	**	**	2023	* >	**		2023	(*	**		2023	38%	32%	25%
			**	2024	4)	**	**	2024	* * *	**	**	2024 2025	.,	**	**	2024	36% 35%	31% 30%	25% 25%
				2025 2026	4)	**	**	2025 2026	->	**	**	2026	4)			2026	35%	31%	24%
10 0.29 H	Value Area) dwellings (1 lectare site (O House 2(35 DPI	s) H) dph.	0	dwelling .29 Hectare	Area: Three s (10 House: site @(35 DF profit: (20%)	s)		bsidy at E0 per u Sustai 209 70:30 (S Value dwelling 0.29 Hectare	lanning gain at 5 unit (rent) & E0 p nability at E1800 6 Affordable Ho ocial Rent to Ince Area: Thre gs (10 House site @(35 D s profit: (20%)	er unit (interme per unit pusing ermediate) e		dwelling .29 Hectare	Area: Three ps (10 House site @(35 D profit: (20%)	es) PH) dph.		dwelling: 0.29 Hectare s	Area: Three s (10 Houses site @(35 DP profit: (20%)	.)
Sus 20 ' 70:30 (Absorption: 50 Planning gain 0 per unit (rent) 8 estainability at £ 9% Affordat (Social Rent	units p.a. at 200% £0 per unit 1800 per u ole Hous	init ing	70	Absorption Planning dy at £0 per unit is Sustainabilit 20% Affo 1:30 (Social I	on: 50 units p.a g gain at 200% rent) & £0 per un y at £1800 per rdable Hou	it (intermediat unit sing	70	Absorpt Plannir idy at £0 per unit Sustainabili 20% Affe 0:30 (Social	ion: 50 units p. ng gain at 200% (rent) & £0 per u ity at £1800 per ordable Hou	hit (intermediate) unit unit us ing	70	Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo 3:30 (Social	on: 50 units p. g gain at 2009 (rent) & £0 per u ty at £1800 pe ordable Hou	.a. 6 nit (intermediate r unit using	7	Absorption Planning dy at E0 per unit (no Sustainability 20% Affo (0:30 (Social F	on: 50 units p.a g gain at 200% ent) & £0 per uni y at £1800 per rdable Hou:	t (intermediat unit sing
TEST 5 SHE	talnability at £1800 per unit Sustainability at £1800 per unit Sustainability at £1800 per unit Sustainability at £1800 per unit 20% Affordable Housing 20% Affordable Housing 20% Affordable Housing Social Rent to Intermediate) 70:30 (Social Rent to Intermediate) 70:30 (Social Rent to Intermediate)															TEST	5 SHEET 1	CTION TO AFFORI	DARI E
2010 D		IDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 54%	MIDDLE 34%	UP 28%
011	**	<u> </u>	*)	2011	A)	4)	4)	2011	1+	4)	4)	2011	**	4)	4)	2011	54%	34%	29%
012 013		A)	*)	2012 2013		A)	4)	2012	**	A)	A P	2012 2013	**	(*	4)	2012	78% 81%	40% 41%	32% 32%
014 015			A)	2014 2015	**	A)	* >	2014	* *	4)	A)	2014 2015	* *	(v	4)	2014	82%	42%	32% 38%
016	~ ~		*)	2016	~ ~	4)	A)	2016		1.4	4)	2016	**		1.0	2016	215%	59%	38%
2017		(*	*)	2017 2018		A)	4)	2017	**	A)	A)	2017 2018	**		A)	2017	145%	55% 50%	36% 34%
019		A F	A)	2019	¥ ¥	* >	A)	2019	• •	A)	A P	2019	**	· · ·	A)	2019	81%	46%	32%
1020	1 *	4)	*)	2020 2021	4 Y	A)	A)	2020 2021	A)	A)	A)	2020 2021	**	1 *	A)	2020	66% 55%	42% 40%	31% 29%
		A)	*)	2022 2023	A)	A)	4)	2022	*)	A)	A)	2022 2023		4+	A)	2022	49% 44%	37% 35%	28% 27%
2024	A >	<u> </u>	*)	2024	A >	A >	* >	2024	* >	4)	* >	2024	1.*	A >	A >	2024	42%	34%	26%
025	A)	^ }	* >	2025 2026	A)	A)	*)	2025	* >	*)	4)	2025 2026	1 *	A)	4)	2025	41% 40%	34% 34%	26% 26%
0.29 H 0.39 H Subsidy at £485 Sus	Value Area devellings (1 Gross profit Absorption: 55 Planning gain 500 per unit (rent) & stainability at £ 196 Affordab	O House 2(35 DPI 2(20%) 3 units p.a. at 100% 226000 per units 1800 per units ble House	S) H) dph. Init (intermediate unit) Subsidy	dwelling .29 Hectare Gross Absorptic Planning at £48500 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit sing	C (e) Subsidy	0.29 He Absolute Application of the Absolute Abs	twellings (10 Hoi ctare site #(35 Gross profit: (20 scorption: 50 unit anning gain at 2: unit (rent) & EO p anability at E1800 6 Affordable Ho cocial Rent to Int f Area: Thre gs (10 House Site #(35 D p profit: (20%) lon: 50 units p ng gain at 100; (rent) & £26000 pe ty at £1800 pe tordable Ho cordable Ho corporable Ho co	DPH) dph. %) is p.a. 30% is p.a. 30% is p.a. 30% intermediate) e s) PH) dph. a. a. b. c unit (intermediate unit issing	O Subsidy	dwelling .29 Hectare Gross Absorpti Plannin at £48500 per unit Sustainabili: 20% Affo	profit: (20%) on: 50 units p g gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	PH) dph. a. a. funit (intermediate or unit funite) sing		dwelling: 0.29 Hectare s Gross Absorptio Planning by at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100%	H) dph. unit (intermedia
70:30 (TEST 6 SHE	(Social Rent	to Intern	nediate)		: 30 (Social I	Rent to Inter	mediate)		0:30 (Social 6 SHEET 1	Rent to Inter	mediate)		: 30 (Social 6 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F	Rent to Inter	mediate)
	GRE	ENFIELD	LIP			INDUSTRIAL1	LIP	.231		INDUSTRIAL2	LIP			PDL MIDDLE	LIP	1.231		TION TO AFFORI	DABLE
2010	A >	IDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	DOWN	MIDDLE	**	2010	26%	MIDDLE 21%	20%
2011	•	^ ^	**	2011 2012	^) ^)	**	**	2011	*)	**	**	2011 2012	**	**	**	2011	26% 33%	21% 23%	19% 21%
	1 *	A)	.)	2013 2014	A)	A)	A)	2013	A >	A)	A)	2013 2014	**	A)	A)	2013	34% 34%	24%	21% 22%
015	• •	A >	* >	2015	•••		A >	2015	•••	A)	* >	2015		(*	. >	2015	79%	34%	26%
	V V	A }	* >	2016 2017	(*	A)	A)	2016 2017	~ ~	A)	A)	2016 2017	**	1+	A)	2016	69% 55%	34% 32%	26% 25%
2018	· ·	^ }	* >	2018	* >	A >	* >	2018	(v	A)	A)	2018	**	(*	* >	2018	46%	30%	24%
2020	A P	A }	*)	2020	<u> </u>	A)	A)	2020	A >	A)	A >	2020		A >	A)	2020	36%	27%	23%
2021	A)	A)	4)	2021 2022	A)	A)	A)	2021	A)	A)	A)	2021 2022	1 *	A)	A)	2021	32% 30%	26% 25%	22% 21%
2023				2023	A >	**	* *	2023	A >	**	**	2023			**	2023	28%	24%	21%
			**	2024 2025	A)	**	**	2024 2025	A >	**	**	2024 2025	* >	**	**	2024	27% 27%	24% 24%	21% 21%
2026			**	2026	- ;	**	**	2026 Subsidy	10 c 0.29 He 4 Ab: Pl at £48500 per u Sustai 209	Iue Area: Ti hwellings (10 Hoi ctare site @ (35 Gross profit: (20 sorption: 50 unit anning gain at 1 init (rent) & E26 nability at £1800 6 Affordable Ho	uses) DPH) dph. %) s p.a. DO% DOO per unit (in) per unit	2026 termedia	ate)	**		2026	26%	24%	20%

Subsidy	10 dwellin 29 Hectare : Gross Absorptic Planning at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 per rdable Hou	ses) PH) dph. a. 6 r unit (intermediator unit	e) Subsidy	dwelling .29 Hectare Gross Absorptic Planning at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe y at £1800 per rdable Hou	es) PH) dph. a. b r unit (intermedial r unit	te) Subsidy	dwelling 1.29 Hectare Gross Absorpt Plannir at £25000 per unit Sustainabili	i profit: (20%) ion: 50 units p ig gain at 100% (rent) & £22000 ps ty at £1800 pe ordable Hou	es) PH) dph. a. 6 r unit (intermediate) r unit) Subsidy	dwelling .29 Hectare Gross Absorpti Plannin at £25000 per unit Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £22000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.29 Hectare : Gross Absorptio Planning y at £25000 per unit : Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per y at £1800 per rdable Hou:	(i) H) dph. (ii) iii) iii) iii) iii) iii) iii) iii
TEST 7	7 SHEET 1	GREENFIELD		TEST	7 SHEET 1	INDUSTRIAL1		TEST	7 SHEET 1	INDUSTRIAL2		TEST	7 SHEET 1	PDL			7 SHEET 1	CTION TO AFFORI	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 34%	MIDDLE 25%	UP 23%
2011	A)	* >	A >	2011	->	A)	* >	2011	*>		* >	2011	4.4	A }	A >	2011	34%	26%	23%
2012 2013		* >	*)	2012	A)	A)	A >	2012	4 ¥	A)	A F	2012 2013	**	A)	A)	2012	45% 46%	29% 29%	25% 25%
2014 2015	**	A):	.,	2014	A)	4)	A)	2014	1 =		A)	2014 2015	* *	A)	A)	2014	47%	30% 42%	25% 30%
2016	**	* >	* >	2016	~ ~		4)	2016	**	A)	4.)	2016	**	**	A >	2016	90%	41%	30%
2017 2018	**	4)	A)	2017		A)	A >	2017	* *	A)	A }	2017 2018	**	(v	A)	2017	72% 59%	38% 36%	28% 27%
2019 2020	4.4	* >	* >	2019	A P	* >	* >	2019	4.4	A >	A >	2019 2020	* *			2019	50%	34%	26%
2021	4)	A >	*>	2021	A)	A)	A >	2021	* >	*)	A >	2021		A)	A >	2021	44% 39%	32% 31%	25% 24%
2022 2023	A)	A P	4)	2022	4)	A)	A >	2022	A)	A)	4)	2022 2023	(v	4)	A)	2022	35% 33%	29% 28%	24%
2024	A >	**	**	2024	* >	**	**	2024	* >	**	**	2024		**	**	2024	32%	27%	23%
2025 2026	A >	**	**	2025 2026	A)	**	**	2025 2026	* >	**	**	2025 2026	* *	**	**	2025 2026	31% 31%	27% 27%	22% 22%
Subsidy	10 dwellin 29 Hectare : Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per rdable Hou	ses) PH) dph. a. 6 r unit (intermediator unit	e) Subsidy	dwelling 29 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe y at £1800 per rdable Hou	e S) PH) dph. a. 6 r unit (intermedial r unit sing	C (ie) Subsidy	at £25000 per u Sustai 209 70:30 (\$ Value dwelling 1.29 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabilli 20% Affr	hability at £1800 pe pordable Hocal Rent to In Area: Three gs (10 House site @(35 D is profit: (20%) ion: 50 units p in g gain at 1009 (rent) & £24000 pe pordable House House House House House Produce House Hou	000 per unit (int per unit pussing termediate) ee SS) PH) dph. .a. .6 fur unit (intermediate) r unit	O Subsidy	Value dwelling .29 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabilit 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia r unit unit unit unit unit unit unit unit	te) Subsid	dwelling 0.29 Hectare s Gross Absorptic Planning y at £36000 per unit i Sustainabilit 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per rdable Hou:	(i) H) dph. (ii) iii) iii) iii) iii) iii) iii) iii
	:30 (Social F B SHEET 1	Rent to Inter	rmediate)		: 30 (Social I 8 SHEET 1	Rent to Inter	rmediate)		8 SHEET 1	Rent to Inte	rmediate)): 30 (Social I 8 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 8 SHEET 1	Rent to Inter	mediate)
1 1	DOWN	GREENFIELD MIDDLE	UP	_	DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE UP
2010	A)	**	* *	2010	* >	**	**	2010	* >	**	**	2010	- V	**	**	2010	30%	24%	21%
2011 2012	4.4	**	**	2011	A)	**	**	2011	* >	**	**	2011 2012	**	4)	**	2011	29% 39%	24% 26%	21% 23%
2013 2014	1 *	4)	A)	2013	A)	A)	A)	2013	A)	A)	A P	2013 2014	**	A >	* >	2013	40% 41%	27% 27%	23% 23%
2015 2016	**	* >		2015	**	A >	4.7	2015 2016	**		A)	2015 2016	**	**	A)	2015 2016	93%	38% 38%	28% 28%
2017	**	4)	4)	2017		4)	*)	2017	**	4)	4)	2017	**	1 *	4)	2017	64%	35%	27%
2018 2019	1.4	*)	A)	2018	4)	A)	A >	2018	4+	4)	A)	2018 2019	**	1 *	* >	2018	53% 45%	33% 32%	26% 25%
2020 2021	A)	A)	4)	2020	A)	4)	A)	2020	A)	A)	A)	2020 2021	4.4	4)	A)	2020	41% 36%	30% 29%	24% 23%
2022	* >	* >	* >	2022	A)	A)	* >	2022	* >	*)	* >	2022	4.4	* >	*>	2022	32%	27%	23%
2023 2024	A)	**	**	2023 2024	A)	**	**	2023	A P	**	**	2023 2024	* >	**	**	2023 2024	31% 30%	26% 26%	22% 22%
2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	A)	**	**	2025 2026	29% 29%	26% 26%	22% 21%
	Valu	e Area: 0				ue Area: 0		Subsidy	10 c 0.29 He 0.29 He Ab: Ab: at £36000 per L Sustai 209 70:30 (S Val	hability at £180i Affordable H locial Rent to In ue Area: 0	uses) DPH) dph. %) s p.a. 00% 000 per unit (int per unit	ermedia	Valu	ue Area: 0			Valu	ue Area: 0	
	0 site	ellings (0) @(0) dph.			0 site	ellings (0) @(0) dph.			0 sit	vellings (0) e @(0) dph.			0 site	rellings (0) e @(0) dph.			0 site	ellings (0) e @(0) dph.	
	Gro Ab	ss profit: 0 sorption: 0			Gro Ab	ss profit: 0 sorption: 0			Gr At	oss profit: 0 osorption: 0			Gro Ab	oss profit: 0 sorption: 0			Gro Abs	ss profit: 0 sorption: 0	
	Su	ng gain at 0% bsidy at 0			Su	ng gain at 0% bsidy at 0			S	ing gain at 0% ubsidy at 0			Planni Su	ng gain at 0% ubsidy at 0			Plannir Su	ng gain at 0% bsidy at 0	
	O% Affor	inability at 0	sing		Susta	inability at 0 dable Hou	sing		O% Affo	ainability at 0 rdable Hou	sing		Susta	ainability at 0 rdable Hou	sing			inability at 0	ing
TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0		TEST	9 SHEET 1	0	
1	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		REDUC	MIDDLE	DABLE UP
0	- DOWN	-	-	0	-	- INDULE	-	0	- DOWN	- INDULE	-	0	- SOVIN	-	-	0	0% 0%	0% 0%	0% 0%
0	-			0				0				0		-		ō	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0		- :	- :	0			-	0	- :	- :		0	-	-		0	0% 0%	0% 0%	0% 0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0% 0%
0				0				0				0				0	0%	0%	0%
0				o o				0	-			0	-	-		ō	0%	0%	0%
0				0				0				0				0	0%	0%	0% 0%
0	-		-	0		-	-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-			0	-	-		0	-	- Value Area:	0	0	-	-	-	0	0%	0%	0%
									ı	O dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 flanning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

TEST	O dv O site Gro Ab Planni Su Susta	ue Area: 0 vellings (0) e @(0) dph. vss profit: 0 sorption: 0 ng gain at 0% elinability at 0 elinability at 0 ordable Hou 0 GREENFIELD		TEST	dwi O site Gro: Abs Plannir Sui Susta	e Area: 0 ellings (0) e@(0) dph. ss profit: 0 orption: 0 g gain at 0% osidy at 0 inability at 0 dable Hous 0	sing	TEST	dv O sit Gr Ab Plann Si Sust	ue Area: 0 vellings (0) e (0) dph. oss profit: 0 osorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0		TEST	dw O site Gro Ab Planni Su Susta	Le Area: 0 rellings (0) rellings (0) gelings (0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 alinability at 0 rdable Hour 0	sing	TEST	dw O site Gro Ab: Plannli Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% boidy at 0 inability at 0 rdable Hous 0	
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	000000000000000000000000000000000000000	DOWN	MIDDLE MI	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	F	MIDDLE) h. 0 0% t 0		DOWN	MIDDLE MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	PREDOC PR	100 (10 AP PURE) MISOLE ONE ONE ONE ONE ONE ONE ONE ONE ONE ON	UP
Subsi	10 dwellin 29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u ity at £600 per ordable Hor	ses) DPH) dph. .a. .a. unit (intermediate r unit unit	s) Subsi	dwellings 1.29 Hectare s Gross Absorptio Planning dy at £0 per unit (i Sustainabilit 20% Affor	profit: (20%) in: 50 units p.i j gain at 100% rent) & £0 per ur y at £600 per rdable Hou	S) PH) dph. a. hit (intermediate unit	e) Subsi	dwelling 0.29 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabil 20% Affo	i profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ity at £600 per ordable Ho	es) PH) dph. .a6 init (intermediate) unit using	Subsid	dwelling .29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabil 20% Affo	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per unity at £600 per ordable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsid	dwelling 0.29 Hectare s Gross Absorptic Planning dy at £0 per unit (r Sustainabili 20% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni ty at £600 per u rdable Hou:	t (intermediate)
): 30 (Social I 11 SHEET 1				0:30 (Social R 11 SHEET 1		mediate)		0:30 (Social 11 SHEET 1		rmediate)	TEST	0:30 (Social 11 SHEET 1		mediate)		0:30 (Social F		
	DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	4.7	A)	A)	2010	A)	A)	A)	2010	* >	A)	A)	2010 2011	**	A)	*)	2010	44% 45%	31% 31%	27% 27%
2012	**	A F	.,	2012	4.)	4.)	4)	2012	1 *	4)	* >	2012	**	4 *	* >	2012	58%	35%	29%
2013 2014	• •	A)	A)	2013	(*	A)	4)	2013	1 *	A)	A)	2013 2014	**	1 *	4)	2013	60%	36% 37%	30% 30%
2015 2016	• •	(*	A)	2015	• •	A)	4)	2015 2016	••	A)	A)	2015 2016	••	• •	4)	2015	127%	49% 49%	35% 34%
2017	**	A P	. >	2017	**	A >	4)	2017		A)	A >	2017	**	**	A >	2017	88%	46%	33%
2018 2019	**	A }	A)	2018 2019	~ v	A)	4)	2018 2019	**	A)	A }	2018 2019	**	1 *	A)	2018	72% 61%	43% 40%	31% 30%
2020	4.*	A >	*>	2020	* >	* >	* >	2020	* >	.,	A 3	2020	• • •	4.4	A >	2020	52%	38%	29%
2021 2022	A >	A)	4)	2021	*)	4)	4)	2021	A)	A)	A >	2021 2022	4.4	4.)	4)	2021	47% 42%	36% 34%	27% 26%
2023	4)	A >		2023	A >	* >	* >	2023	* >	A >	A >	2023	4.*	A >	A >	2023	39%	32%	26%
2024 2025	* >	**	**	2024	A)	**	**	2024	A)	**	**	2024 2025	* >	**	**	2024	37% 36%	31% 31%	25% 25%
2026	A)	**	**	2026	A P	**	**	2026	* >	**	**	2026	*)	**	**	2026	36%	31%	25%
	Value	Area: Thre			Volus	Area: Thre		Sul	10 d 0.29 He (Abs Pli osidy at E0 per u Sustai 20% 70:30 (S	Ivee Area: T Iveellings (10 Ho ctare site @ (30 foross profit: (20 forption: 50 uni anning gain at 1 init (rent) & E0 inability at E600 is Affordable H locial Rent to In Area: Thre	uses) DPH) dph. 1%) Is p.a. 00% per unit (interme per unit ousing termediate)	ediate)	Value	Area: Thre			Value	Area: Three	
	10 dwellin .29 Hectare	gs (10 Hou:	ses)		dwellings	(10 House	s)		dwelling 0.29 Hectare	s (10 House	es)		dwelling .29 Hectare	s (10 House	s)	١.	dwelling 0.29 Hectare	s (10 Houses	;)
U	Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)			Gross	profit: (20%)	-
	Plannin	on: 50 units p g gain at 1009	%		Planning	n: 50 units p.i gain at 100%			Plannin	ion: 50 units p ig gain at 1009	6		Plannin	on: 50 units p. g gain at 100%	5		Planning	on: 50 units p.a g gain at 100%	
Subsi	dy at £0 per unit Sustainab	(rent) & £0 per u llity at £0 per	unit (intermediate unit) Subsi	dy at £0 per unit (i Sustainabil	rent) & £0 per ur ity at £0 per u	nit (intermediate init	e) Subsi	idy at £0 per unit Sustainab	(rent) & £0 per u	init (intermediate) unit	Subsid	dy at £0 per unit Sustainab	(rent) & £0 per u ility at £0 per ι	nit (intermediate unit	e) Subsid	dy at £0 per unit (r Sustainabi	ent) & £0 per uni lity at £0 per u	t (intermediate) nit
70	20% Affo 30 (Social I	rdable Ho	using ermediate)	70	20% Affor 0:30 (Social R	rdable Hou ent to Inter		70	20% Affo 0:30 (Social	ordable Hor Rent to Inte		70	20% Affo 30 (Social)	rdable Hou Rent to Inter		7	20% Affo '0:30 (Social F	rdable Hous Rent to Interi	
	12 SHEET 1				12 SHEET 1				12 SHEET 1				12 SHEET 1				12 SHEET 1		
	DOWN	GREENFIELD MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	j	DOWN	PDL MIDDLE	UP	Ⅎ	DOWN	MIDDLE	UP
2010 2011	4 *	A)	4)	2010	A >	A >	4)	2010	4)	4)	A):	2010		A)	A >	2010	44% 44%	31% 31%	27% 27%
2012	* *	A >		2012	A P	A >	* >	2012	4.*	A >	A }	2012			* >	2012	57%	35%	29%
2013 2014		4)	4)	2013	A)	4)	4)	2013	1 *	4)	A):	2013 2014		1 *	A)	2013	59% 59%	36% 36%	30% 29%
2014	**	(+	*)	2014	~ ~	4)	4)	2014	• •	4)	* * *	2014		* *	4)	2014	121%	49%	35%
2016 2017	**	4+	A)	2016 2017	**	4)	4)	2016	* *	4)	A)	2016 2017	••	* *	4)	2016	105%	48% 45%	34% 32%
2017	**	A)	*)	2017	**	4)	4)	2017		4)	* * *	2017		1.4	4)	2017	70%	42%	31%
2019 2020	4 *	A }	A)	2019	A)	A)	4)	2019	4.1	4)	A)	2019 2020	**	1 *	A)	2019	60% 51%	39% 37%	30% 28%
2020	4.)	4)	4)	2020	4)	A >	4)	2020	* >	4)	.,	2020	**	4.)	4)	2020	51% 46%	37% 35%	28%
2022	*)	A)	4)	2022	A)	A)	.,	2022	A)	.,	A)	2022	(*	.,	.,	2022	42%	33%	26% 25%
2023 2024	*>		*)	2023	**	**		2023	*)	* *	**	2023 2024	4+	* *	**	2023	39% 37%	32% 31%	25% 25%
2025		**	**	2025	A >	**	**	2025	* >	**	**	2025	* >	**	**	2025	36%	31%	25%
2026	->	**	**	2026	->	**		2026	۷a	Lue Area: T	hree	2026	->	**	**	2026	35%	31%	25%
								Sul	0.29 He (Abs Pli osidy at E0 per u Sust 20%	wellings (10 Ho ctare site @(35 Gross profit: (20 corption: 50 uni anning gain at 1 unit (rent) & £0 ainability at £0 5 Affordable H cocial Rent to In	DPH) dph. 1%) is p.a. 00% per unit (interme per unit ousing	ediate)							

Company Comp	wellir ctare Gross bsorpti Plannin per unit ainabili 6 Affo focial	ings site ss pro ption: ing ga it (rent ility at	ea: Thr (10 Hou e @(35 I offit: (20% 50 units pain at 100 e) & £0 per t £1800 p able Ho	USES DPH) p.a.)% unit (i per un ousi i) dph. (intermediate) hit ng	Subsid	dwelling .29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 20% Affo 0:50 (Social	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per erdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subsi	dwelling 0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. bit (intermediate) r unit using	Subsi 50	dwelling 0.29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	PS) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	s) Subsic	dwelling: 0.29 Hectare s Gross Absorptio Planning dy at £0 per unit (n Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate)
Value Arcs Nove 1900 1	E1 1	GI	REENFIELD	D		IESI	13 SHEET I	INDUSTRIAL1		IESI	13 SHEET I	INDUSTRIAL2		IESI	13 SHEET I	PDL		IESI		CTION TO AFFOR	DABLE
A	ΝN		MIDDLE			0040	DOWN	MIDDLE	UP	0040	DOWN	MIDDLE		0040	DOWN			0040	DOWN	MIDDLE	UP 23%
10 10 10 10 10 10 10 10	,	-	41	+			4)	4)	4)		4)	4)									23%
Value Area Three	~					2012				2012				2012	~ ~			2012			26%
March 1	-			+							1.4				**	4.7			55%		26% 26%
March Marc	÷		4.4	+			V V				**				••	• •			123%		31%
12 1	-						* *				* *				* *	~ ~			105%		30% 29%
10 10 10 10 10 10 10 10	`			+			••				• • •					1 -			66%		27%
A	Ÿ		* >				* >		* >			* >			**						26%
1	,	+	* >	+			* >		4)			A)			**						25% 24%
12 1 1 1 1 1 1 1 1 1)							* >			* >				4.4		. >				23%
1		+		+											4 +						22% 22%
Value Area: Three)		**		**	2025	* >	**	**	2025	* >	**	**	2025	A >		**	2025	32%	27%	21%
Value Area: True O description (D in June 2) O description (D in June 2)	•	_	**	ı	**	2026	* >	**	**	2026			1	2026	*)	**	^^	2026	31%	27%	21%
Table Tabl	tare ctare Gross bsorpti Plannin ber unit ainabili 6 Affo	ings e site ss pro otion: ing ga it (rent ility at forda	(10 Hou e @(35 I offit: (20% 50 units p ain at 100 e) & £0 per t £1800 p able Ho	uses DPH) p.a.)% unit (i per un ousi i) dph. (intermediate) hit ng	Subsid	dwelling .29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilit 20% Affo	s (10 House site @(35 Df profit: (20%) on: 50 units p.: g gain at 100% (rent) & £0 per ur y at £1800 per irdable Hou	S) PH) dph. a. iii (intermediate	c) Subsi	ssidy at £0 per u Sustain 20% 50:50 (S Value dwelling 0.29 Hectare Gross Absorpti Plannir idy at £0 per unit Sustainabili 20% Affe	init (rent) & £0 pability at £1800 6 Affordable His colal Rent to Inf Area: Thre sys (10 House site @(35 D profit: (20%) ion: 50 units p. log gain at 1009 (rent) & £0 per u ty at £1800 pe pordable Hou	per unit (interme i per unit pussing ermediate) e ss) PH) dph. a. 6 ir unit (intermediate) r unit (intermediate)	O	dwelling 0.29 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabili 20% Affo	s (10 House site @(35 D profit: (20%) on: 50 units p g gain at 1009 (rent) & £0 per u ty at £1800 pe	PS) PH) dph. a. init (intermediate or unit unit unit unit unit unit unit unit	e) Subsic	dwelling: 0.29 Hectare s Gross Absorptic Planning dy at £0 per unit (n Sustainability 20% Affo	s (10 Houses site @(35 DF profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate)
OCCUPATION MODES U.S. U	Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 100% Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60 per unit (intermediate) Subsidy at 60 per unit (prem) & 60															mediate)					
100																					
1	ΝN		MIDDLE		UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010		MIDDLE	UP 14%
1	<u>, </u>			+			*)				* >				4.4						14%
1	-														••						15% 15%
1	-			+											**						15%
1	-			1			**				* *				~ ~				78%		18% 17%
278 1	-		* >	+			(+				**	4)				1.			52%		17%
200				1											~ ~						16% 15%
1		+	* >	+							*)				1 *						14%
100 100																					13% 13%
According Column)	+		+			* >				* >								21%		12%	
Value Area: 0																					12% 12%
10 devellings (0)		+		+																	12%
O% Affordable Housing	O di O sit Gn At Plann	dwell ite @ iross p lbsorp ning g Subsid	ings (0) (0) dph profit: 0 otion: 0 gain at 09 dy at 0) 1. %			dw O site Gro Ab Planni Su	ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ng gain at 0% absidy at 0		Sut	10 d 0.29 He O Abs Pil Sustain 20% 0:100 (\$ Val dv O sit Gr At Plann	inveilings (10 Ho ctare site @(35) gross profit: (20 torption: 50 unit anning gain at £1 init (rent) & £1 hability at £1800 6 Affordable Hi occial Rent to occial Rent to e welllings (0) e @(0) dph. ossorption: 0 ling gain at 0% ubsidy at 0	uses) DPH) dph. %) s p.a. DO% per unit (interme puring	ediate)	dw O site Gro Ab Planni Sc	rellings (0) e @(0) dph. oss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0			dw O site Gro Abs Plannir Su	ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0	
TEST 15 SHEET 1 GREENFIELD GREENFIELD GREENFIELD DOWN MIDGLE UP DOWN MIDGLE UP DOWN MIDGLE UP 0 - 0 - 0 0 - 0 - 0 0 0 0 0 0 0 0 0 0	Affo	orda	ble Ho	usin	ng		0% Affor	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affo	rdable Hou	sing		0% Affor	dable Hous	ing
DOWN MIDLE UP DOWN MIDLE U	ET 1					TEST	15 SHEET 1			TEST	15 SHEET 1			TEST	15 SHEET 1			TEST			
0	A/N			D	LID	-	DOWN		LID		DOWN		IID	-	DOWN		IIP	-			DABLE UP
0			-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	_	+		+		0			-	0				0			-	0			0% 0%
		T	-	Ŧ	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%		0% 0%
0		Ŧ	-	Ŧ	-	o o				o				ő				ő		0%	0%
0		Ŧ	-	T	-	0			-	0	-			0	-	-	-	0	0%		0% 0%
0						ő				o				ő				o o		0%	0%
0		Ŧ	-	Ŧ		0			-	0	-			0		-	-	0	0%		0%
0		Ŧ				ő	-			o	-			ő				o o		0%	0%
0		T	-	T		0	-	-	-	0		-	-	0	-	-	-	0	0%		0%
0		Ŧ	-	Ŧ		0				0	-			o o		-		ő	0%	0%	0%
Value Area: 0 0 dwellings (0) 0 site #(0) dph.		Ŧ	-	T	-	0			-	0	-			0	-	-	-	0	0%	0%	0% 0%
			<u>-</u>			o .	-	-	-	<u> </u>	-	0 dwellings (0) 0 site @(0) dpl) 1.	ļo.		-	-	,	0.8	0.8	0.8
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O's Affectable Housting												Manning gain at Subsidy at 0 Sustainability at	0%								

0.29 Subsidy at	10 dwelling 9 Hectare s Gross Absorptio Planning at £0 per unit (i Sustainability 20% Affo	Area: Three gs (10 Hou site @(35 E profit: (25%) pg gain at 100 rent) & 60 per v y at £1800 pe rdable Ho Rent to Inte	ses) DPH) dph. i.a. white (intermedian unit) using	ate) Subs	dwelling 0.29 Hectare Gross Absorpti Plannin idy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per ur y at £1800 per prdable Hou	S) PH) dph. a. bit (intermediate unit	e) Subs	dwelling 0.29 Hectare Gross Absorpt Plannir idy at £0 per unit Sustainabili 20% Affe	e Area: Three gs (10 House site @(35 D s profit: (25%) ion: 50 units p ng gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou Rent to Inte	es) PH) dph. a. init (intermediate) r unit using	Subsid	dwelling 1.29 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilli	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermediate r unit unit using	e) Subsid	dwelling: 0.29 Hectare s Gross Absorptic Planning by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per rdable Hou	t (intermediate) unit
TEST 16	SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1			16 SHEET 1	INDUSTRIAL2	•	TEST	16 SHEET 1	PDL	•	TEST	16 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	* *	* >	* >	2010	A)	4)	*)	2010	(*	4)	A)	2010 2011	• • •	1 +	4)	2010	53% 54%	33% 33%	28% 28%
2012	••	A)	4)	2012 2013	••	A)	4)	2012	**	A)	A)	2012 2013	• •	4 *	A)	2012 2013	79%	39% 41%	31% 32%
2014	**	*)	* >	2014	**	* >	* >	2014		4)	* >	2014	**	**	* >	2014	84%	41%	32%
2015	**		A)	2015 2016	••	1 *	A)	2015	• •		A)	2015 2016	**	**	(*	2015 2016	361%	61% 59%	38% 37%
2017	**		A >	2017	**	A)	A >	2017	**	1.*	A >	2017	**	, ,	A >	2017	154%	54%	35%
2018	**	4.7	A)	2018	• • •	A)	A)	2018	• • •	A)	A F	2018 2019	• •	**	A)	2018	109% 83%	50% 45%	34% 32%
2020 2021	**	A)	4)	2020 2021	4 *	A)	4)	2020	4.4	A)	A)	2020 2021	**	(*	A)	2020	66% 56%	42% 39%	30% 29%
2022	(v	* >	* >	2022	A }	* >		2022	* >	A)	A >	2022	**		A >	2022	49%	37%	28%
2023	4)	* >	A >	2023 2024	A)	4)	A)	2023 2024	A >	A)	A):	2023 2024	* *	(v	A)	2023 2024	44% 41%	35% 34%	26% 26%
2025	* >	* >	* >	2025	A >	A >		2025	* >	* >	A >	2025	(▼	A)		2025	40%	33%	26%
2026	^)	* >	^>	2026	->	*)	>	2026	Va	lue Area: T	hree	2026		4.4	*)	2026	39%	33%	25%
0.29	10 dwelling 9 Hectare s Gross Absorption Planning	gain at 100	ses) OPH) dph.		dwelling 0.29 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 100%	s) PH) dph. a.	(pi osidy at £0 per u Sustai 20% 70:30 (\$ Value dwelling 0.29 Hectare Gross Absorpt Plannir	nability at £1800 6 Affordable Hoccial Rent to In e Area: Thre gs (10 House site @(35 D s profit: (17%) lon: 50 units p ng gain at 1009	oo% per unit (interme) per unit pusing lermediate) Pe PH) dph. a.	0	dwelling 29 Hectare Gross Absorpti Plannin	profit: (17%) on: 50 units p. g gain at 1009	es) PH) dph. .a. 6		dwelling: 0.29 Hectare s Gross Absorptio	profit: (17%) on: 50 units p.a g gain at 100%	;) H) dph.
70: 30	Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Absorption: 50 units p.a. Planning gain at 100% Planning gain at 100% Planning gain at 100% Planning gain at 100%														7	Sustainability 20% Affo 0:30 (Social F	y at £1800 per rdable Hou	unit sing	
TEST 17	SHEET 1	GREENFIELD		TEST	17 SHEET 1	INDUSTRIAL1		TEST	17 SHEET 1	INDUSTRIAL2	•	TEST	17 SHEET 1	PDL	•	TEST	17 SHEET 1	CTION TO AFFOR	
	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010	4.7		**	2010	A)	**		2010	4.)	**	**	2010 2011	**	**	**	2010	42% 43%	31% 31%	27% 27%
2012	* *	* >		2012				2012			* >	2012	* *		* >	2012	55%	35%	29%
2013	**	* >	* >	2013 2014	A >	A)	* >	2013 2014	1+	4)	A)	2013 2014	**	A)	A)	2013 2014	56% 57%	35% 36%	29% 29%
2015	••	* *	4)	2015 2016	••	A)	A)	2015 2016	••	A)	A)	2015 2016	• •	••	A)	2015 2016	107%	48% 47%	34% 34%
2017	**	* >	* >	2017	**	A >	A >	2017	**	A >	* >	2017	**	4.4	A >	2017	78%	44%	32%
2018	1 *	* >		2018	(v	4)	A)	2018	4.4	A)	A)	2018 2019	**	1 *	A)	2018	66% 57%	41% 39%	31% 29%
2020	4.4	* >		2020	.,	A >		2020		.,	A >	2020	* *	.,	.,	2020	50%	37%	28%
2021	*)	* * *	* >	2021 2022	**	*)	* >	2021	* >	*)	A)	2021 2022	1 +	^)	A)	2021 2022	45% 41%	35% 33%	27% 26%
2023	4)	**	**	2023 2024	A)	**	**	2023 2024	A >	**	**	2023 2024	A >	**	**	2023 2024	38% 36%	32% 31%	25% 25%
2025	A)	**	**	2025	* * *	**	**	2025	A)	**	**	2025	*)	**	**	2025	36% 35%	31% 31%	25% 25%
	0 dw	e Area: 0 rellings (0) re(0) dph.			dv	ue Area: 0 ellings (0) e @(0) dph.		Sul	0.29 He Ab: Pi osidy at E0 per t Sustai 209 70:30 (S Val	twellings (10 Ho ctare site @ (35 Gross profit: (17 sorption: 50 unit anning gain at 1 unit (rent) & £0 nability at £1801 & Affordable H social Rent to In ue Area: 0 vellings (0) ee @ (0) dph.	DPH) dph. %) s p.a. 00% per unit (interme) per unit pusing	ediate)	dw	ue Area: 0 rellings (0) e @(0) dph.			dw	ue Area: 0 ellings (0) e @(0) dph.	
	Gro	ss profit: 0			Gro	ss profit: 0			Gr	oss profit: 0			Gro	oss profit: 0			Gro	ss profit: 0	
	Plannir	orption: 0 ng gain at 0%	,		Planni	sorption: 0 ng gain at 0%			Plann	osorption: 0 ing gain at 0%			Planni	sorption: 0 ng gain at 0%			Plannir	sorption: 0 ng gain at 0%	
	Susta	bsidy at 0 inability at 0			Susta	ibsidy at 0 inability at 0			Sust	ubsidy at 0 ainability at 0			Susta	ubsidy at 0 ainability at 0			Susta	bsidy at 0 inability at 0	
'	0% Affor	dable Hou	ising		0% Affo	dable Hous	sing		0% Affo	rdable Hou	sing		0% Affor	rdable Hou 0	sing		0% Affor	dable Hous	ing
TEST 18	SHEET 1	OBEENER: -		TEST	18 SHEET 1	INDUSTRIAL1		TEST	18 SHEET 1	INDUCTOUS:		TEST	18 SHEET 1	po.		TEST	18 SHEET 1	CTION TO AFFOR	DARLE
	DOWN	GREENFIELD MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	INDUSTRIAL2 MIDDLE	UP	İ	DOWN	PDL MIDDLE	UP	1	DOWN	MIDDLE	DABLE UP
0	-	-		0	-	-	-	0	-	-	-	0	_	-	-	0	0%	0%	0%
0	-			o	-			0				0	-	-		0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
o E				0	-			ő		-		o				o o	0%	0%	0%
0			-	0	-	-		0	-	-	-	0		-	-	0	0%	0%	0%
o =				0				ő				o		-		o	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			ő				0				o				0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-			0				0				o	-	-		0	0%	0%	0%
0	-		-	0	-			0	-	-	-	0	-	-	-	0	0% 0%	0%	0% 0%
				_					F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho) n. 0 0%								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
EST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
<u> </u>	0	0	0	0 0% 0% 0%
	ŏ <u></u>	0	o <u> </u>	0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
 		0		0 0% 0% 0%
	0	0	0	0 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
	0	0		0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
<u> </u>	0		·	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
		0		0 0% 0% 0% 0 0% 0% 0%
- 1 - 1 - 1	ŏ 	0	ŏ 	0 0% 0% 0%
		Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @ (0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) oph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing
	TEST 20 SHEET 1		TEST 20 SHEET 1	TEST 20 SHEET 1
GREENFIELD DOWN MIDDLE UP	INDUSTRIAL1 DOWN MIDDLE UP	INDUSTRIAL2 DOWN MIDDLE UP	PDL DOWN MIDDLE UP	REDUCTION TO AFFORDABLE DOWN MIDDLE UP
	0		0	0 0% 0% 0% 0 0% 0% 0%
		ŏ = = =	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
		ŏ = = =	0	0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0		·	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	O Value Area: O O dwellings (0) O site ® (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	<u> </u>	0 0% 0% 0%

Figure 100 - Sensitivity Testing

Value Area: Four 10 dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%	0		Area: Fou s (10 Hous				Area: Four				Area: Four				Area: Four	
Absorption: 50 units p.a. Planning gain at 100%			ite @(20 D	PH) dph.	0	10 dwellin .56 Hectare	igs (10 Hous site @(20 Di		0.	56 Hectare :	gs (10 Hous site @(20 DI		C	10 dwelling 5.56 Hectare s	gs (10 House ite @(20 DP	
		Absorptio	orofit: (20%) n: 50 units p. gain at 100%			Absorpti	profit: (20%) on: 50 units p. q gain at 100%			Absorption	profit: (20%) on: 50 units p.: g gain at 100%			Absorptio	orofit: (20%) n: 50 units p.a gain at 100%	
Subsidy at £0 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing	Subsid	dy at £0 per unit (r	ent) & £0 per u at £1800 per	nit (intermediat r unit	e) Subsi	dy at £0 per unit Sustainabilit		nit (intermediate) unit	Subsid	ly at £0 per unit (Sustainabilit		nit (intermediate r unit	e) Subsid	y at £0 per unit (re Sustainability		unit
70:30 (Social Rent to Intermediate) TEST 1 SHEET 1		: 30 (Social R	ent to Inter			: 30 (Social I	Rent to Inter			:30 (Social F 1 SHEET 1	Rent to Inter			0:30 (Social R 1 SHEET 1	ent to Interr	mediate)
GREENFIELD DOWN MIDDLE UP 2010	2010	DOWN	INDUSTRIAL1 MIDDLE	UP	2010	DOWN	INDUSTRIAL2 MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP	2010	DOWN 29%	MIDDLE 18%	UP 15%
2011	2011	(*	A)	A)	2011		A)	A)	2011	• •	• •	(•	2011	30% 46%	18%	15% 17%
2013	2013 2014	**	A)	A)	2013		A)	A)	2013 2014	• •	**	* *	2013 2014	49% 49%	22% 22%	17% 17%
2015	2015 2016	**	(+	4)	2015	• •	* *	A)	2015 2016	* *	**	**	2015	498% 212%	34% 34%	21% 20%
2017	2017 2018	**	(v	4)	2017	• •	4 *	A)	2017 2018	* *	**	(*	2017	107% 68%	31% 27%	19% 18%
2019	2019 2020	**	A)	4)	2019	• •	(v	A)	2019 2020	* *	**	(v	2019	49% 38%	25% 23%	17% 16%
2021	2021 2022	(v	A)	4)	2021	1 *	A >	A)	2021 2022	**	**	(*	2021	32% 27%	22% 20%	15% 15%
2023	2023 2024	A)	A)	4)	2023	A >	A >	A)	2023 2024	* *	**	A)	2023	25% 23%	19% 18%	14% 14%
2026	2025 2026	A)	A)	A)	2025 2026	A)	lue Area: F	A)	2025 2026	**	**	A)	2025 2026	22% 22%	18% 18%	14% 14%
Value Afea: Four 10 dwellings (10 Houses) 1.5 h Hertzer stel (et/21) DHH) Inh	0	10 dwelling	Area: Fou	es)	T	Abs Pla sidy at E0 per u Sustair 10% 70:30 (Si Value 10 dwellin	Affordable Ho ocial Rent to Inte Area: Foul gs (10 Hous	s p.a. 00% per unit (interme per unit pusing ermediate) (es)		10 dwellin	Area: Four	es)		10 dwelling	Area: Four	es)
0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 30 units p.a. Planning gain at 100% Subsidy at £6 per unit (rent) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing		Absorptio Planning by at £0 per unit (r Sustainability	orofit: (20%) n: 30 units p. gain at 100% ent) & £0 per u at £1800 per	a. 6 nit (intermediat r unit		Absorpti Plannin dy at £0 per unit Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per unity at £1800 per	a. hit (intermediate)		Absorption Planning by at £0 per unit (Sustainabilit	profit: (20%) on: 30 units p.: g gain at 100% rent) & £0 per ur y at £1800 per	a. hit (intermediate		Absorptio Planning y at £0 per unit (re Sustainability	orofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per uni at £1800 per	t (intermediate) unit
70:30 (Social Rent to Intermediate)		30 (Social R	rdable Hou ent to Inter	rmediate)		10% ATIO 30 (Social I	rdable Hou Rent to Inter	mediate)		:30 (Social F	rdable Hou Rent to Inter	mediate)	70	0:30 (Social R	dable Hous ent to Interr	mediate)
GREENFIELD	IESI .	DOWN	INDUSTRIAL1 MIDDLE	UP	IESI	DOWN	INDUSTRIAL2	UP	IESI 2	DOWN	PDL MIDDLE	UP	IESI.		TION TO AFFORE	DABLE UP
2010 DOWN MIDDLE UP 2011 VV A A A A A A A A A A A A A A A A A	2010 2011	DOWN	MIDDLE	A >	2010	DOWN	MIDDLE	A >	2010 2011	DOWN	MIDDLE	(v	2010	30% 30%	MIDDLE 18% 18%	15% 15%
2012 VV (V A)	2012	**	A)	A)	2012		A)	A)	2012	**	**	**	2012	46% 50%	21%	17%
2014	2014	**	A)	A)	2014	• •	A.)	A)	2014	• •	**	(*	2014	50%	22% 34%	17% 21%
2016	2016 2017	**	(+	A)	2016	• •	• •	A)	2016 2017	• •	**	**	2016	184% 98%	34% 31%	20%
2018	2018 2019	**	^)	A)	2018	••	4 *	A)	2018 2019	**	**	(*	2018 2019	64% 47%	27% 24%	18% 17%
2020	2020 2021	(+	A)	4)	2020	4.4	A)	A)	2020 2021	**	**	(*	2020	36% 31%	23% 21%	16% 15%
2022 (2022 2023	A)	A)	4)	2022	(v	A >	A)	2022 2023	* *	**	(v	2022	26% 24%	20% 19%	15% 14%
2024 (2024 2025	A)	A)	4)	2024	A >	A)	A)	2024 2025	**	**	A)	2024	23% 22%	18% 18%	14% 14%
2026	2026	*)	.)	A)	2026	* >	lue Area: F	* >	2026	* *	• •	A.)	2026	21%	18%	14%
Value Area: Four 10 dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 70 units p. a.	0	10 dwelling 56 Hectare s Gross p Absorptio	orofit: (20%) n: 70 units p.	es) PH) dph. a.		0.56 Her Abs Sidy at E0 per u Sustair 10% 70:30 (S Value 10 dwellin .56 Hectare Gross Absorpti	Affordable Ho cial Rent to Interest Four gs (10 Hous site @(20 Di profit: (20%) on: 70 units p.	DPH) dph. %) s p.a. 30% ser unit (interme per unit pussing ermediate) r es) PH) dph. a.		10 dwellin 56 Hectare : Gross Absorptio	profit: (20%) on: 70 units p.:	es) PH) dph. a.	C	10 dwelling 0.56 Hectare s Gross p Absorptio	orofit: (20%) n: 70 units p.a	H) dph.
Planning gain at 100% Subsidy at £0 per unit (nern) & £0 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 3 SHEET 1	70	dy at £0 per unit (r Sustainability	rat £1800 per rdable Hou ent to Inter	nit (intermediat r unit I sing	70	dy at £0 per unit Sustainabilit	ry at £1800 per ordable Hou Rent to Inter	nit (intermediate) · unit using	70	ly at £0 per unit (Sustainabilit	y at £1800 per rdable Hou Rent to Inter	nit (intermediate r unit ising	70	y at £0 per unit (re Sustainability 10% Affor 0:30 (Social R 3 SHEET 1	at £1800 per rdable Hous ent to Interr	unit s ing mediate)
GREENFIELD DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	PDL MIDDLE	UP (•	2010	DOWN 29%	TION TO AFFORE MIDDLE 18%	UP 15%
2011	2011 2012	**	4)	A)	2011	• • •	A)	A):	2011 2012	* *	**	(v	2011	30% 46%	18% 21%	15% 17%
2013	2013 2014	**	A)	*)	2013 2014	**	A)	*)	2013 2014	**	**	1 *	2013 2014	49% 49%	22% 22%	17% 17%
2015	2015 2016 2017	**	17	*)	2015 2016 2017	- * *		A)	2015 2016 2017		- : :		2015 2016 2017	498% 212% 107%	34% 34% 31%	21% 20% 19%
2017	2017 2018 2019	**	^) ^)	4)	2017	-::-	17	_, _,	2017 2018 2019	**	- ; ;	1 *	2017 2018 2019	68% 49%	27% 25%	19% 18% 17%
2020	2020 2021	V V	A)	A)	2020 2021	* * * * * * * * * * * * * * * * * * *	A)	A)	2020 2021	**	**	(*	2020 2021	38% 32%	23% 22%	16% 15%
2022 2023	2022 2023	A P	4)	A }	2022 2023	4 +	A)	A)	2022 2023	ŢŢ.	÷÷	(v	2022 2023	27% 25%	20% 19%	15% 14%
2024 (V A) A) 2025 (V A) A) 2026 (V A) A)	2024 2025 2026	A)	A)	4)	2024 2025 2026	A)	A)	A)	2024 2025 2026	**	**	A)	2024 2025 2026	23% 22% 22%	18% 18% 18%	14% 14% 14%
						10 d 0.56 Hed G Abs Pla sidy at E0 per u Sustair 10%	lue Area: F wellings (10 Hou tare site @(20 I iross profit: (20' orption: 70 units unning gain at 10 nit (rent) & E0 p lability at E1800 Affordable Ho potal Rent to Int	uses) DPH) dph. %) s p.a. 00% er unit (interme per unit					1.55			

10 dwelli 0.56 Hectare Gros Absorp Plann Subsidy at £0 per uni Sustainabi 10% Aff	ie Area: Four ings (10 Houses e site @(20 DPH) ss profit: (20%) ition: 50 units p.a. ilng gain at 50% t (rent) & £0 per unit (ir illty at £1800 per unit fordable Housin	ntermediate) it 1g		dwelling: .56 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50%	S) PH) dph. a. iit (intermediat		dwelling 1.56 Hectare Gross Absorpti Planni dy at £0 per unit Sustainabili	e Area: Four gs (10 House site @(20 D profit: (20%) ion: 50 units p. ggain at 50% (rent) & £0 per u ty at £1800 per ordable Hou	S) PH) dph. a. it (intermediate;		dwelling .56 Hectare: Gross Absorption Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. ng gain at 50%	es) PH) dph. a. init (intermedial		dwelling: 0.56 Hectare s Gross Absorptio Plannin dy at £0 per unit (re Sustainability	profit: (20%) on: 50 units p.a g gain at 50%	H) dph. t (intermediate unit
70:30 (Social TEST 4 SHEET 1	Rent to Interme	ediate)		1:30 (Social F 4 SHEET 1	Rent to Inter	mediate)		0:30 (Social 4 SHEET 1	Rent to Inter	mediate)	70): 30 (Social F 4 SHEET 1	Rent to Inte	rmediate)		0:30 (Social R 4 SHEET 1	Rent to Inter	mediate)
	GREENFIELD			,	INDUSTRIAL1				INDUSTRIAL2				PDL			REDUC	CTION TO AFFOR	DABLE
DOWN	MIDDLE	UP A P	2010	DOWN • •	MIDDLE	UP A >	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A >	2010	DOWN 27%	MIDDLE 18%	15%
2012	(v		2011 2012	**	A)	* >	2011	(v	A)	* >	2011	**	**	1 *	2011	27% 41%	18% 20%	15% 16%
2013	(*	* >	2013	**	* >	* >	2013	~ ~	* >	A P	2013	**	~ ~	(*	2013	43%	21%	17%
2014	**		2014 2015	**	A)	4)	2014	**	**	A)	2014 2015	**	**	**	2014	43% 174%	21% 32%	17% 20%
2016	• •		2016 2017	• •	(v	4)	2016 2017	••	**	A)	2016 2017	••	••	••	2016 2017	120%	31% 29%	20% 19%
2018	**	* >	2018	**	* >		2018		1.	A >	2018		**	(*	2018	55%	25%	18%
2019	(*		2019 2020	4.4	A)	*)	2019	••	A)	A)	2019			(*	2019	42% 35%	24% 22%	17% 16%
2021	4.4	* >	2021	* >		* >	2021	* * *	A >	A P	2021	**	~ ~	4.4	2021	29%	21%	15%
2022	A)	* >	2022 2023	*)	A)	*)	2022 2023	A)	A)	A)	2022 2023	••	* *	A >	2022	25% 23%	19% 18%	14% 14%
2024	**	**	2024	.,	**	**	2024	A)	**		2024	**	**	**	2024	22%	18%	14%
2025	**	**	2025 2026	*>	**	**	2025 2026	* >	11 11 11 11 11 11 11 11 11 11 11 11 11	**	2025 2026	**	**	**	2025 2026	21% 21%	17% 18%	13% 13%
10 dwelli 0.56 Hectare Gros Absorp Planni Subsidy at £0 per uni	ie Area: Four ings (10 Houses e site @(20 DPH) ss profit: (20%) stiton: 50 units p.a. ing gain at 200% t (rent) & £0 per unit (in	ntermediate)		dwelling: .56 Hectare s Gross Absorptio Planning dy at £0 per unit (profit: (20%) on: 50 units p.: gain at 200% rent) & £0 per ur	S) PH) dph. a. iit (intermediat	o	Sustain 10% 70:30 (S Value dwelling 1.56 Hectare Gross Absorpt Plannir dy at £0 per unit	unit (rent) & E0 p nability at £1800 & Affordable Ho ocial Rent to Int e Area: Fou gs (10 House site @(20 D ion: 50 units p. ng gain at 200% (rent) & £0 per u	per unit rusing ermediate) - S) PH) dph. a. nit (intermediate)	0	dwelling .56 Hectare : Gross Absorption Planning dy at £0 per unit (profit: (20%) on: 50 units p. g gain at 2009 (rent) & £0 per u	es) PH) dph. .a. 6 nit (intermedial		dwellings 0.56 Hectare s Gross Absorptio Planning dy at £0 per unit (re	profit: (20%) on: 50 units p.a g gain at 200% ent) & £0 per un	H) dph. t (intermediate
10% Aff	llity at £1800 per uni fordable Housin I Rent to Interme	ng	70 TEST	Sustainability 10% Affo 0:30 (Social F	y at £1800 per rdable Hou Rent to Inter	sing	70	Sustainabili 10% Affo	ty at £1800 per ordable Hou Rent to Inter	unit sing	70	Sustainabilit	y at £1800 pe rdable Hou	r unit using	7	Sustainability	y at £1800 per rdable Hou	unit s ing
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	+ '	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP			MIDDLE	DABLE UP
1010	(*	* >	2010 2011	**	A)	A)	2010	• •	A)	<u> </u>	2010 2011	**	• • •	(*	2010	38% 39%	19%	16% 16%
1012	• •		2012	* *	A)	A)	2012	* *	(*	A):	2012	* *	* *	* *	2012	69%	25% 26%	18%
014	***	A >	2014	* *	A >	A }	2014	**	(*	A P	2014	**	**	**	2014	76%	26%	18%
016	* *		2015 2016	* *	**	A)	2015 2016	**	**	A >	2015 2016	**	**	**	2015 2016	-182% -395%	44% 42%	24% 23%
017	**		2017 2018		**	A)	2017		**	A)	2017 2018	**	**		2017	415% 127%	37% 33%	21% 20%
019	**	* >	2019 2020	* *	A >		2019	**	4.4	* >	2019 2020	**	**	4.4	2019	72% 50%	29%	18%
021	1.		2021		A)	*>	2021	**	*)	A)	2021			1.4	2021	38%	26% 24%	16%
022	(*	* >	2022 2023	4 +	4)	*)	2022 2023	4 +	A)	A)	2022 2023	**	**	(*	2022 2023	32% 27%	22% 21%	16% 15%
024	(*	*)	2024 2025		A)	A)	2024	4 *	A)	4)	2024 2025	••	**	(*	2024	26% 25%	20% 20%	15% 14%
1026	(*		2026	A >	A)	A >	2026	A >	lue Area: F	A)	2026	- ;;	Ü	(*	2026	24%	20%	14%
10 dwelli 0.56 Hectare Gros Absorp Planni Subsidy at £48500 per un Sustalnabi 10% Aff	ie Area: Four ings (10 Houses 5 stre @(20 DPH) is profit: (20%) iton: 50 units p.a. ing gain at 100% it (vent) & £26000 per unit iffly at £18000 per unit fordable Housin Rent to Interme	dph. (intermediate) it	Subsidy	dwellings .56 Hectare s Gross Absorption Planning at £48500 per unit (profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) PH) dph. a. unit (intermedia unit	C (subsidy	0.56 He (Abs Pi ssidy at EO per u Sustain 10% 70:30 (S Value Gross Absorpt Plannir at £48500 per unit Sustainabilli 10% Affe	invellings (10 Hoi care site #(20 Gross profit: (20 Gross profit:	DPH) dph. (6) is p.a. 10% er unit (interme per unit using ermediate) S) PH) dph. a. unit (intermediate unit (intermediate unit intermediate)	O Subsidy	dwelling .56 Hectare: Gross Absorptio Planning at £48500 per unit : Sustainabilit	profit: (20%) on: 50 units p g gain at 1009 (rent) & £26000 pc ty at £1800 pc ordable Hou	es) PH) dph. .a. 6 r unit (intermedia r unit	ate) Subsid	dwellings 0.56 Hectare s Gross Absorptio Planning by at £48500 per unit () Sustainability	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	H) dph. unit (intermediat unit sing
TEST 6 SHEET 1	GREENFIELD			6 SHEET 1	INDUSTRIAL1	mediate)		6 SHEET 1	INDUSTRIAL2	mediate)		6 SHEET 1	PDI	inediate)		6 SHEET 1	CTION TO AFFOR	
DOWN 1010	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 16%	MIDDLE 13%	UP 11%
011	A)	A >	2010 2011 2012	4.)	4)	4)	2011	4.4	*)		2011	• •		(*	2011	16%	12%	11%
013	(*	* >	2013	**	A)	4)	2012	**	A)	A >	2012	- ;;	- ;;	1.	2012	27% 28%	14% 14%	12% 12%
014	**	* >	2014 2015	**	A) (v	* >	2014 2015	• •	* *	A)	2014 2015	**	**	**	2014	28% 288%	14% 24%	12% 16%
016	**	*)	2016 2017	**	4+	4)	2016 2017	• • •	(*	A)	2016 2017	**	**	**	2016 2017	126% 64%	23% 22%	15% 15%
018	**	* >	2018	• •	A >	A)	2018	• • • • • • • • • • • • • • • • • • • •	(*	A)	2018		**	17	2018	42% 31%	19%	14%
120	(*	* >	2020	4.4	A)	* >	2020	~ ~	A)	A >	2020	**	¥¥	(*	2020	26%	17%	13%
021	(v	* >	2021 2022	* >	A)	A)	2021	4+	A)	A P	2021 2022		**	(v	2021 2022	22% 18%	16% 15%	12% 12%
023	41	* *	2023 2024	A)	*)	* *	2023	A)	* *	* *	2023 2024	**	**	* *	2023	18% 17%	14% 14%	12% 11%
025	**	**	2025 2026	A)	**	**	2025	A)	**	**	2025 2026	**	**	**	2025 2026	16%	14% 14%	11%
							Subsidy	10 d 0.56 He (Abs Pl: at £48500 per u Sustair 10%	Ilue Area: F Iwellings (10 Horotare site @(20 Gross profit: (20 Gross profit: 00 Gross profit: 10 Gross prof	ises) OPH) dph. %) s p.a. 00% 000 per unit (interpretation) per unit	termedis	ste)						

	10 dwellir 56 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Foungs (10 Hous site @(20 D s profit: (20%) ion: 50 units p. ng gain at 1009	ses) PH) dph. a. 6 r unit (intermediat		dwelling 1.56 Hectare Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p.; g gain at 100% (rent) & £22000 per	S) PH) dph. a. unit (intermedia		dwelling 1.56 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Fou gs (10 House site @(20 D profit: (20%) lon: 50 units p. g gain at 1009 (rent) & £22000 pe	S) PH) dph. a. 6 r unit (intermediate		dwelling 0.56 Hectare Gross Absorpti Plannin r at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £22000 pc	es) PH) dph. .a. % er unit (intermedia		dwelling 0.56 Hectare Gross Absorption Planning by at £25000 per unit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £22000 per	H) dph.
70-	10% Aff	ity at £1800 pe ordable Hou Rent to Inte	ısing	70	Sustainabili 10% Affo 0:30 (Social	ty at £1800 per ordable Hou Rept to Inter	sing	70	10% Aff	ty at £1800 pe ordable Hou Rent to Inte	ısing	70	Sustainabili 10% Affo 0:30 (Social	ty at £1800 pe ordable Hou Rent to Inte	using	7	Sustainabilit 10% Affo 0:30 (Social I	ty at £1800 per ordable Hou Rept to Inter	sing
	SHEET 1	GREENFIELD	illediate)		7 SHEET 1	INDUSTRIAL1	mediate		7 SHEET 1	INDUSTRIAL2	mediate		7 SHEET 1	PDL	mediate)		7 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN 22%	MIDDLE 15%	UP 13%
2011 2012	* *	4.7	.,	2011	(*	A)	4.)	2011	1 *	A)	A)	2011	**	**	(v	2011	22% 35%	15% 17%	13% 14%
2013 2014	**	(*	A)	2013 2014	**	*)	A)	2013	**	A)	A)	2013 2014	**	**	(*	2013	37% 37%	17% 18%	14% 14%
2015	**	**	4.4	2015	**	4 🕶		2015	**	• •	A F	2015	**	**	**	2015	377%	29%	18%
2016 2017	**	**	.)	2016 2017	**	4.7	A)	2016 2017	**	1.	A)	2016 2017	**	**	**	2016	162% 82%	28% 26%	17% 17%
2018 2019	**	1.4	4)	2018	**	A)	A >	2018	**	4 *	A)	2018 2019	**	**	1 *	2018	53% 38%	22% 20%	16% 15%
2020 2021	**	1 *	4)	2020	(v	A)	A)	2020	4.4	A)	A)	2020 2021	**	**	(*	2020	30% 26%	20% 18%	14% 14%
2022	**	* }	* >	2022	A >		* >	2022	1.	A >	A >	2022	• •	ÜÜ	A.)	2022	22%	17%	13%
2023 2024	1+	A P	.)	2023 2024	A >	A)	4)	2023	* >	* >	A P	2023 2024	••		A >	2023	21% 19%	16% 16%	13% 12%
2025 2026	1 *	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	**	**	**	2025 2026	19% 18%	16% 16%	12% 12%
Subsidy a	10 dwellin 56 Hectare Gross Absorpt Plannin at £36000 per unit Sustainabili 10% Affe 30 (Social	e Area: Fou ngs (10 Hous site @(20 D s profit: (20%) ion: 50 units p. gg gain at 1009 (rent) & £24000 pe try at £1800 pe pordable Hou Rent to Inte	ses) PH) dph. a. 6 r unit (intermediat r unit	e) Subsidy	dwelling 1.56 Hectare Gross Absorpti Plannin at £36000 per unit Sustainabili	profit: (20%) on: 50 units p.: g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. a. unit (intermedia unit	(te) Subsidy	Sustai 109 70:30 (S Value dwelling 1.56 Hectare Gross Absorpt Plannir at £36000 per unii Sustainabill 10% Affe	nit (rent) & E22 nability at E1800 5 Affordable Hocial Rent to Inte e Area: Fou gs (10 House site @(20 D profilt: (20%) ion: 50 units p. gg gain at 1009 (rent) & E24000 pe ty at E1800 pe profable Hou Rent to Inte	p per unit pusing ermediate) r (S) PH) dph. a. 6 r unit (intermediate r unit	O (i) Subsidy	Value dwelling 0.56 Hectare Gross Absorpti Plannin y at £36000 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. .a. .a. .er unit (intermediant of the control of	ate) Subsid	dwelling 0.56 Hectare Gross Absorpti Plannii by at £36000 per unit Sustainabilit 10% Affo 0:30 (Social I	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	;) H) dph. unit (intermediate) unit sing
TEST 8	SHEET 1	GREENFIELD	,		8 SHEET 1	INDUSTRIAL1			8 SHEET 1	INDUSTRIAL2	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,		8 SHEET 1	PDL			8 SHEET 1	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 19%	MIDDLE 14%	UP 12%
2011 2012	**	4.7	.,	2011	(*	4)	A)	2011	(v	A)	A)	2011	**	**	(v	2011	19% 31%	14% 15%	12% 13%
2013	**	(*	A)	2013	**	A)	A)	2013	**	A)	A >	2013	• •	ÜÜ	(*	2013	32%	16%	13%
2014 2015	•••	**	4+	2014	••	4) (v	A)	2014	••	* *	A P	2014 2015		**	**	2014	33% 335%	16% 26%	14% 17%
2016 2017	**	**	4)	2016 2017	**	(v	4.)	2016	**	1 *	A)	2016 2017	**	**	**	2016	145% 74%	26% 24%	16% 16%
2018 2019	**	1.4	4)	2018	• •	A)	A >	2018	**	4+	A)	2018 2019	**	**	1 *	2018	47% 35%	21% 20%	15% 14%
2020 2021	**	1 *	4)	2020	(v	4)	A)	2020	4.4	A)	A P	2020 2021	**	**	(*	2020	29% 24%	18% 17%	14% 13%
2022	(*	* >	* >	2022	A >		* >	2022	4.4	.,	A >	2022	• •	ÜÜ	A.)	2022	20%	16%	13%
2023 2024	1+	* *	**	2023	A >	* *	**	2023	* >	**	* *	2023 2024	••		**	2023	19% 18%	15% 15%	12% 12%
2025 2026	1 +	**	**	2025 2026	* >	**	**	2025 2026	* >	**	**	2025 2026	**	**	**	2025 2026	18% 17%	15% 15%	12% 12%
	0 di 0 sit Gr At Plann S Sust	ue Area: 0 wellings (0) te @(0) dph. oss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	sing		dw O sit Gro Ab Planni Si Sust	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 ng gain at 0% ubsidy at 0 inability at 0 rdable Hous	sing	Subsidy	Abb Pi at £36000 per u Sustai 1099 70:30 (5 Val dv O sit Gr Al Plann S Sustai	ctare site @(20 Gross profit: (20 corption: 50 unit anning gain at 1 nit (rent) & et an til (rent) & et b Affordable Hu ue Area: 0 velllings (0) e @(0) dph. ossorption: 0 ling gain at 0% ubsidy at 0 alnability at 0 rdable Hou	%) s p.a. D0% D0% D00 per unit (ini) per unit busing ermediate)	termedia	Vali dw 0 sit Gro Ab Planni Su Susta	ue Area: 0 rellings (0) ellings (0) sss profit: 0 sorption: 0 ng gain at 0% bissidy at 0 sinability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 sinability at 0 rdable Hous 0	ing
TEST 9	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDU	CTION TO AFFOR	DABLE
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN		UP		DOWN	MIDDE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP		DOWN 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
9	-	-	-	lo l	-	-	-	· ·	ı	Jalue Area: 0 dwellings (0, 0 site @(0) dpl Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0 0	, o	-	-	-	v	U76	J.	UTA

Value Area: 0 0 devellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 GREENFILD 0 0	Value Area: 0	Value Area: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00 Affordable Housing 0 TEST 10 SHEET 1 DOWN MITCOLE UP 0	Value Area: 0
Value Area: Four 10 dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subably at £0 per unit (fent). £0 per unit (fent). Subably at £0 per unit (end). £0 per unit 10% Affordable Housing 70: 30 (Social Rent to Intermediate)	Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (200) Absorption: 50 units p.a. Planning gain at 100; Subsidy at 60 per unit (rent) 4.60 per unit (intermediate) Sustializability at £600 per unit 10% Affordable Housing 70:30 (50colal Rent to Intermediate)	Subsidy at 0 Sustainability at 0 O's Affordable Housing Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross proffit: (20%) Absorption: 50 units p.a. Planning gain at 100 fer unit (10%) Subsidy at 60 per unit (rent) 4.60 per unit (10%) Sustainability at 600 per unit 10% Affordable Housing 70: 30 (Social Rent to Intermediate)	Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. cross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subaldy at 10 per unit (well) & 10 per unit (well- Sustainability at £600 per unit 10% Affordable Housing 70: 30 (Social Rent to Intermediate)	Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at £0 per unit (rent) &£0 per unit (nemediate) Sustainability at £600 per unit 10% Affordable Housing 70: 30 (Social Rent to Intermediate)
TEST 11 SHEET 1 GREENFIELD DOWN MIDDLE UP 2010 2011 2012 2013 2014 2014 2016 2016 2017 2017 2019 2020	TEST 11 SHEET 1 NDUSTRIAL1 DOWN MIDDLE UP 2010	TEST 11 SHEET 1 DOWN MIDGLE UP 2010 2011 2011 2012 2012 2013 2014 2014 2014 2016 2016 2017 2017 2018 2018 2019 2020 2019 2020 202	TEST 11 SHEET 1 DOWN MINOLE UP 2010 2010 2011 2012 2012 2012 2014 2014 2014 2015 2016 2017 2017 2018 2018 2019 201	TEST 1 SHEET 1 AREDUCTION TO A FFORDABLE DOWN MIDGLE UP 2010 29% 17% 15% 15% 2011 29% 17% 15% 2012 44% 21% 17% 17% 2013 46% 21% 17% 2014 47% 22% 17% 2016 22% 33% 21% 2016 22% 33% 21% 2017 22% 30% 19% 2017 22% 30% 19% 2018 22% 31% 16% 2019 24% 17% 2019 22% 30% 19% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2019 24% 17% 2020 30% 21% 16% 2020 30% 21% 16% 2020 30% 21% 15%
Value Area: Four 10 dwellings (10 Houses) 0.56 Hectare site @(2.0 DPH) dph. Gross profit: (20%) Absorption: 50 units p. a. Planning gain at 100% Suboidy at 10 per unit (reint a flow) Sustainability at 10 per unit 100% Affordable Housing 700% Affordable Housing 100% Affordable Housing	Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at 10 per unit (rent) & 10 p		Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subtainability at 60 per unit 10% Affordable Housing 1030 (Social Rent to Intermediate) TEST 12 SHEET	Value Area: Four dwellings (10 Houses) 0.56 Hectare site @(20 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subtianability at £0 per unit 10.30% Affordable Housing 10.30% (Social Rent to Intermediate) TEST 12 SHEET 1
DOWN MODULE UP	2013	2012	2011	REDUCTION TO AFFORDABLE DOWN MIDGUE UP 28% 18% 15% 15% 2012 28% 18% 15% 2012 43% 21% 17% 2013 45% 22% 17% 2014 45% 22% 17% 2016 143% 33% 21% 2016 143% 33% 21% 2016 143% 32% 20% 20% 19% 20% 19% 20% 19% 20% 20% 20% 20% 20% 20% 20% 2
		Value Area: Four 10 dwellings (10 Houses) 0.56 Hectare site @(20 DPI) gib, Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subsidy at E0 per unit (ener) & E0 per unit (intermediate) 10% Affordable Housing 70:30 Social Rent to Intermediate) 70:30 Social Rent to Intermediate)	date)	

Subsid	10 dwellin. 56 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit 10% Affo 1:50 (Social F	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. it (intermediate r unit) Subsi	dwelling 1.56 Hectare Gross Absorptic Plannin dy at £0 per unit t Sustainabilit 10% Affo 0:50 (Social I	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. init (intermediate unit esting	Subsi	dwelling 1.56 Hectare Gross Absorpt Plannid dy at £0 per unit Sustainabili 10% Affo 0:50 (Social	i profit: (20%) ion: 50 units p ig gain at 1009 (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermediate) r unit using	Subsid	dwelling .56 Hectare Gross Absorpti Plannid dy at £0 per unit i Sustainabilli 10% Affo 0:50 (Social I	profit: (20%) on: 50 units p g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. .a. .a. .init (intermedial er unit using	e) Subsid	dwelling 0.56 Hectare : Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 10% Affo 0:50 (Social F	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hou:	t (intermediate) unit sing
TEST 1	13 SHEET 1	GREENFIELD		TEST	13 SHEET 1	INDUSTRIAL1		TEST	13 SHEET 1	INDUSTRIAL2		TEST	13 SHEET 1	PDL		TEST	13 SHEET 1 REDUC	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 26%	MIDDLE 16%	UP 13%
2011		*)	4)	2011	1.	4)	* >	2011		A)	*)	2011			(*	2011	26%	16%	13%
2012 2013	* *	1.4	4)	2012	**	A)	.,	2012	••	A)	A):	2012 2013	• •	**	1.4	2012	41%	18% 19%	15% 15%
2014	¥ ¥	1+	A)	2014	**	A)		2014	**	A.)	A >	2014	**	**	4.4	2014	43%	19%	15%
2015 2016			4.4	2015	**	1+		2015		* *	A)	2015 2016		**		2015	439% 187%	29% 30%	18%
2017	**		A)	2017	**	A >	A >	2017		1.	A >	2017			Ų.	2017	93%	27%	17%
2018 2019			A)	2018	**	A)	A >	2018	**	4.7	A)	2018 2019		**	1.4	2018	59% 42%	24% 21%	16% 15%
2020	**	(+	. >	2020	4.4	. >		2020	* *	A >	4.)	2020			4.4	2020	33%	20%	14%
2021 2022	**	4.7	A)	2021	A >	A)	A)	2021	1+	4)	A):	2021 2022	**	- ;;	(v	2021	28% 23%	19% 17%	13% 13%
2023	4.4	* >	* >	2023	* >	. >	* >	2023	A >		4.)	2023	* *	**	A >	2023	21%	16%	12%
2024 2025	1+	* *	.,	2024	A >	4.4		2024	A)		4.4	2024 2025		**	.,	2024	20% 19%	16% 16%	12% 12%
2026	(∀	**	**	2026	A P	**	**	2026	* >	ilue Area: F	**	2026	**	**	**	2026	19%	16%	12%
Subsid	10 dwellin 56 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit 10% Affo	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 pe rdable Hou	ses) PH) dph. a. 6 init (intermediate r unit) Subsi	dwelling 1.56 Hectare Gross Absorptic Planning dy at £0 per unit if Sustainabilit 10% Affo	profit: (20%) on: 50 units p.: g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. it (intermediate unit	Cone) Subsi	pisidy at £0 per u Sustain 10% 50:50 (\$ Value dwelling 1.56 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabilli 10% Affe	hability at £1800 per produble Hocal Rent to In Experiment Site (20 D site (20%) per production of the Experiment Site (20%) per profit (20%)	00% ser unit (interme) pusing termediate) PH) dph. a. 6 nit (intermediate) r unit	O	dwelling .56 Hectare Gross Absorpti Plannin dy at £0 per unit i Sustainabilli 10% Affo	profit: (20%) on: 50 units p. g gain at 1009 rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. .a. .a init (intermedial er unit using	e) Subsid	dwelling 0.56 Hectare : Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 10% Affo	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hou:	t (intermediate)
	100 (Social F	Rent to Inte	rmediate)		100 (Social I	Rent to Inter	mediate)		100 (Social 14 SHEET 1	Rent to Inte	rmediate)		100 (Social I	Rent to Inte	rmediate)		:100 (Social F	Rent to Inter	mediate)
IESII		GREENFIELD		IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL		IESI	REDUC	CTION TO AFFORI	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 16%	MIDDLE 10%	UP 8%
2011	• •	* >		2011	A)	4.)		2011	4 🕶	A.)	A):	2011	• •	* *	(*	2011	17%	10%	8%
2012 2013		1.4	4)	2012	**	A)	A)	2012	**	A)	A F	2012 2013		- ;;	(*	2012	28%	11%	9% 9%
2014	~ ~	€.	.,	2014	**	A >		2014	**	A.)	* >	2014	**	**		2014	29%	12%	9%
2015 2016		**	A)	2015	**	4 *	A >	2015	**	1.4	A)	2015 2016		**		2015	289% 122%	19% 19%	11%
2017	~ ~	* *	.)	2017	**	A >	A >	2017	••	(*	A >	2017	**	* *	(*	2017	60%	17%	10%
2018 2019	**	1+	4)	2018 2019	**	A)	4)	2018	**	4)	A)	2018 2019	**		(*	2018	38% 26%	14%	9% 9%
2020	~ ~	(+	.)	2020	(*	A >	A >	2020	* *	4.)	* >	2020	**	* *	(*	2020	21%	12%	8%
2021 2022	(*	A }	* >	2021	A >	A)	* >	2021	4 +	*)	A P	2021 2022			A)	2021	17% 15%	11%	8% 7%
2023	4.4	**	**	2023	A >	**	**	2023	A >	**	**	2023	**	\leftrightarrow	**	2023	13%	10%	7%
2024 2025	(v	**	**	2024 2025	A)	**	**	2024 2025	A)	**	**	2024 2025		()	**	2024 2025	12% 11%	9% 9%	7% 7%
2026	A)	**	**	2026	*)	**	**	2026	* >	1 Area: F	**	2026	* *	* *	**	2026	11%	9%	7%
TEST 1	O dw O site Gro Abs Plannii Su Susta	ie Area: 0 rellings (0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hou 0	sing	TEST	dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 dable Hous	sing		0.56 He Absolute Abso	wellings (10 Ho ctare site @(20 Gross profit: (20 DPH) dph. %) s p.a. 00% ser unit (interme) per unit pusting termediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) dellings (0) deph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 iinability at 0 dable Hou 0		TEST	dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0	ing	
1231 1		GREENFIELD		1231		INDUSTRIAL1		LESI		INDUSTRIAL2		1531		PDL		1631	REDUC	CTION TO AFFORI	DABLE
0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN -	MIDDLE -	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-		-	0		-	-	0		-	-	0			-	0	0%	0%	0% 0%
0	-	-		0				0				0	-			0	0%	0%	0%
0				0		-	-	0				0				0	0%	0%	0%
0	-		-	0		-		0			-	0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-		0				0	0%	0%	0%
0			-	0		-	-	0		-		0			-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
0	-		-	0		-		0			-	0	-			0	0%	0%	0%
0	-		-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
									F	Value Area: 0 dwellings (0 0 site @(0) dp Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability a Affordable Ho) n.) 0%								

10 dwellin 0.56 Hectare Gross Absorpt Plannin Subsidy at £0 per unit Sustainabili 10% Affe 70:30 (Social	ity at £1800 per u ordable Hous	H) dph. t (intermediate) unit	Subsid	dwelling: .56 Hectare s Gross Absorptic Planning dy at £0 per unit (Sustainabilit; 10% Affo 0:30 (Social F	profit: (25%) on: 50 units p.a g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	S) PH) dph. a. iit (intermediate unit sing	e) Subsi	dwelling 0.56 Hectare Gross Absorpt Plannir dy at £0 per unit Sustainabili 10% Affe 0:30 (Social	e Area: Fou gs (10 House site @(20 D s profit: (25%) ion: 50 units p. ng gain at 100% (rent) & £0 per u ty at £1800 pe brdable Hou Rent to Inte	S) PH) dph. a. bit (intermediate) r unit	Subsid	dwelling .56 Hectare Gross Absorpti Plannin dy at £0 per unit Sustainabilli 10% Affo 0:30 (Social I	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. i. iii iii iii iii iii iii	e) Subsid	dwelling 0.56 Hectare : Gross Absorptic Planning ly at £0 per unit (r Sustainabilit 10% Affo 0:30 (Social F	profit: (25%) on: 50 units p.a g gain at 100% ent) & £0 per un y at £1800 per ordable Hou	s) PH) dph. i. it (intermediate unit sing
EST 16 SHEET 1	GREENFIELD		TEST	16 SHEET 1	INDUSTRIAL1		TEST	16 SHEET 1	INDUSTRIAL2		TEST	16 SHEET 1	PDL		TEST	16 SHEET 1	CTION TO AFFOR	DARI F
DOWN	MIDDLE	UP		DOWN	MIDDLE	UP		DOWN	MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
010	(*	4)	2010 2011	**	4)	4)	2010	**	A)	4)	2010 2011	**	**	**	2010	39% 40%	20% 19%	16% 16%
012	**	4+	2012	• •	.)	* >	2012	* *	(*	* >	2012	• •	* *	* *	2012	77%	25%	18%
013	**	1+	2013 2014	**	A)	4)	2013	* *	1 *	A)	2013 2014	**	**	**	2013	85% 87%	26% 26%	18% 18%
015	**	4.*	2015	~ ~	~ ~	A >	2015	* *	* *	A Þ	2015	* *	* *	* *	2015	-128%	47%	23%
016	**	1+	2016 2017	**	**	A)	2016	**	**	A >	2016 2017	**	- ;;	**	2016	-209% 2314%	44% 38%	23% 21%
018	**		2018	• •	4.4	A >	2018	* *	* *	A >	2018	• •	* *	* *	2018	162%	34%	20%
019	**	*>	2019 2020	**	(v	4)	2019	**	1.4	A)	2019 2020	**	**	1.4	2019	81% 54%	30% 26%	18% 17%
021	**	*>	2021 2022		* >	* >	2021	• •	(v	* >	2021 2022	* *	**	1 *	2021	39%	24%	16%
022		4)	2022	4)	A)	4)	2022	1 +	4)	A)	2022	• • •	**	1.	2022	33% 28%	22% 21%	15% 15%
024	(*	* >	2024	* >	A >	* >	2024		A >	* >	2024	* *	**		2024	26%	20%	14%
025	(+	*)	2025 2026	A)	A)	4)	2025 2026	1 *	A)	A)	2025 2026	**	**	(*	2025 2026	25% 24%	19% 20%	14% 14%
Volum	e Area: Four			Volum	Area: Four		Sub	0.56 He Ab: Pl ssidy at E0 per t Sustai 109 70:30 (S	dwellings (10 Ho octare site @(20 Gross profit: (25 sorption: 50 unit anning gain at 1 unit (rent) & E0 pability at £1800 & Affordable H cocial Rent to Intel & Area: Fou	OPH) dph. %) s p.a. 00% er unit (interme per unit susing ermediate)	ediate)	Value	Area: Fou			Valua	Area: Four	
10 dwellir 0.56 Hectare Gross Absorpt Plannir Subsidy at £0 per unit	ngs (10 House: site @(20 DPI: s profit: (17%) tion: 50 units p.a. ng gain at 100%	H) dph.		dwelling: .56 Hectare s Gross Absorptio Planning	s (10 House site @(20 DF profit: (17%) on: 50 units p.: g gain at 100%	S) PH) dph. a.		dwelling 1.56 Hectare Gross Absorpt Plannir dy at £0 per unit	gs (10 House site @(20 D s profit: (17%) ion: 50 units p. ng gain at 100% (rent) & £0 per u	S) PH) dph. a. bit (intermediate)		dwelling 56 Hectare Gross Absorpti Plannin	s (10 House site @(20 D profit: (17%) on: 50 units p. g gain at 100%	PH) dph. a. int (intermediat		dwelling 0.56 Hectare s Gross Absorption Planning Iv at £0 per unit (r	s (10 House: site @(20 DF profit: (17%) on: 50 units p.a g gain at 100% rent) & £0 per un	s) PH) dph. i.
10% Affe 70:30 (Social	ordable Hous	ing	70	10% Affo 0:30 (Social F	y at £1800 per	sing modiate)	70	10% Aff	Rent to Inte	ising	70	10% Affo 0:30 (Social I	y at £1800 pe rdable Hou	using	7/	10% Affo 0:30 (Social F	y at £1800 per rdable Hou	sing
EST 17 SHEET 1		neulate)		17 SHEET 1		mediate)	TEST	17 SHEET 1		mediate)		17 SHEET 1		iniediate)	TEST	17 SHEET 1		
DOWN	GREENFIELD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
010	**	**	2010	€.	**	**	2010	* *	**	**	2010	* *	* *	**	2010	26%	18%	15%
011	4.4 (v	* *	2011 2012	* * *	**	**	2011	• •	**	**	2011	• • •	**	()	2011	27% 40%	18% 20%	15% 16%
013	(*	A)	2013 2014	V V	A)	4)	2013 2014	**	A)	A)	2013 2014	**	**	(*	2013 2014	42% 42%	21% 21%	17% 17%
015	~ ~	* >	2015	~ ~	4.4	A >	2015	· ·	4.4	A >	2015	• •	••	**	2015	142%	31%	20%
016	**		2016 2017	• •	A)	4)	2016 2017	**	1 *	A)	2016 2017	**	**	1.4	2016	104%	31% 28%	19% 19%
018	(*		2018	**		*)	2018	**	A 3	- ·	2018	**		4.4	2018	52%	25%	18%
019	17	*>	2019 2020	4.7	A)	4)	2019	**	A)	A)	2019 2020	**	**	1.4	2019	40% 34%	24% 22%	17% 16%
021	A):	* >	2021	A)	. >	* >	2021	4 🕶	*>	* >	2021	**	**	A.)	2021	28%	20%	15%
022	**	4.4	2022 2023	A >	**		2022	* >	**	**	2022 2023	**	**	**	2022	25% 23%	19% 18%	14%
024	**	**	2024	* >	**	* *	2024	* >	**	**	2024	• •	()	**	2024	22%	18%	14%
026	**	**	2025 2026	A)	**	**	2025 2026	A >	**	**	2025 2026	**	- ;;	**	2025 2026	21% 20%	17% 18%	13% 13%
O di O sit Gr At Plann S S	lue Area: 0 wellings (0) te @(0) dph. oss profit: 0 bsorption: 0 hing gain at 0% ubusky at 0 lainability at 0 ordable Housi 0	ing		dw O site Gro Abs Plannir Su Susta	te Area: 0 ellings (0) e @(0) dph. es profit: 0 eorption: 0 eg gain at 0% essidy at 0 inability at 0 edable House 0	sing	Sub	Abb Pi Pi Sustai 1099 70:30 (S Val dv O sit Gr Al Plann S Sustai	ctare site @(20 Gross profit: (17 sorption: 50 unit anning gain at 1 inning gain at 1 innit (rent) & 6 hability at £1800 & Affordable Ho wellings (0) e @(0) dph. ossorption: 0 ing gain at 0% ubsidy at 0 anability at 0 ordable Hou 0	%) is p.a. joo% or unit (interme i per unit susing ermediate)		dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. ess profit: 0 sorption: 0 ggain at 0% biskly at 0 inability at 0 rdable Hou 0	sing		dw O site Gro Ab: Plannii Su Susta	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	ing
EST 18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1			TEST	18 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP	1	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	\dashv	DOWN	MIDDLE	DABLE UP
-	-		0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
-	-	-	0	-	-	-	0	-		-	0	-			0	0%	0%	0%
-			0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
	-		0	-	-	-	0	-	-		0	-		-	ō	0%	0%	0%
-	-	_	0 0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
			0				0			-	0	-			0	0%	0%	0%
-	-	-	0	-	-	-	0	-		-	0	-		-	0	0%	0%	0%
-	-		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
-		-	0	-		1	0	-	-		o	-			ő	0%	0%	0%
-	- 1		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0%
-	-		0	-	-	-	0	-	-	-	0	-		-	0	0%	0%	0% 0%
								F	Value Area: 0 dwellings (0 0 site @(0) dpi Gross profit: (Absorption: 0 Planning gain at Subsidy at 0 Sustainability at Affordable Ho	0								

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0
Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
EST 19 SHEET 1 GREENFIELD	TEST 19 SHEET 1 INDUSTRIAL1	TEST 19 SHEET 1 INDUSTRIAL2	TEST 19 SHEET 1	TEST 19 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
		0		0 0% 0% 0%
	0		0 <u></u>	0 0% 0% 0%
		0	0	0 0% 0% 0% 0 0% 0% 0%
	0			0 0% 0% 0%
	·	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0% 0 0% 0% 0%
1 1 1	0		° = = =	0 0% 0% 0%
	0	0		0 0% 0% 0%
<u> </u>	·		o <u></u>	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
				0 0% 0% 0% 0 0% 0% 0%
	ŏ 		ŏ 	0 0% 0% 0%
		Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0		
Value Area: 0 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustianability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0
EST 20 SHEET 1 GREENFIELD	TEST 20 SHEET 1 INDUSTRIAL1	TEST 20 SHEET 1 INDUSTRIAL2	TEST 20 SHEET 1 PDL	TEST 20 SHEET 1 REDUCTION TO AFFORDABLE
DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP	DOWN MIDDLE UP
	0			0 0% 0% 0% 0 0% 0% 0%
			0	0 0% 0% 0%
		0	0	0 0% 0%
	0		0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0		0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
	0	0	0	0 0% 0% 0%
	0	0	0	0 0% 0%
	0			0 0% 0% 0% 0 0% 0% 0%
				0 0% 0% 0%
	0	0	0	0 0% 0% 0% 0 0% 0% 0%
		Value Area: 0 0 dwellings (0) 0 site off(0) oph. Gross profit: 0 Alsoopties 0 0%, ps. Subskly at 0 Sustainability at 0		

Figure 101 – Sensitivity Testing

Value Area: Four 10 dwellings (10 Houses) 0.2 Hectare site @ (50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a.		Value 10 dwelling 0.2 Hectare si Gross i	Area: Fou s (10 Hous	es) PH) dph.		10 dwellir 0.2 Hectare : Gross	e Area: Foungs (10 House site @(50 DF profit: (20%) ion: 50 units p.	es) PH) dph.	(10 dwellin 0.2 Hectare s Gross	gs (10 Hous glite @(50 DF profit: (20%) on: 50 units p.	ses) PH) dph.		10 dwelling 0.2 Hectare si Gross	Area: Four gs (10 House te @(50 DP) profit: (20%) n: 50 units p.a	es) H) dph.
Subsidy at 60 per unit (rent) & 60 per unit (intermediate) Sustainability at £1800 per unit 10% Affordable Housing 70:30 (Social Rent to Intermediate)			gain at 100% ent) & £0 per u at £1800 per dable Hou	6 nit (intermedia: r unit using		Plannir idy at £0 per unit Sustainabili	ig gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	6 nit (intermediate) r unit us ing		Plannin dy at £0 per unit i Sustainabilit	g gain at 1009 (rent) & £0 per u sy at £1800 pe ordable Hou	6 nit (intermediat r unit using		Planning ly at £0 per unit (re Sustainability	gain at 100% ent) & £0 per un at £1800 per dable Hou	it (intermediate) unit sing
TEST 1 SHEET 1 GREENFIELD		1 SHEET 1	INDUSTRIAL1	,		1 SHEET 1	INDUSTRIAL2	,		1 SHEET 1	PDL	,		1 SHEET 1	TION TO AFFOR	
DOWN MIDDLE UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 39%	MIDDLE 20%	UP 15%
2011	2011	A)	*)	*	2011	1.	*,	*)	2011	- ; ;	*)	* >	2011	40%	20%	15%
2012	2012 2013	**	A)	A)	2012	• •	A)	A)	2012 2013	• •	1 *	A)	2012	92% 104%	23% 24%	16% 17%
2014	2014 2015	**	4)	4)	2014	•••	A) V V	4)	2014 2015	**	(*	A)	2014	107% -86%	25% 48%	17% 23%
2016	2016	V V	4.4	A)	2016	• •	1.	A)	2016	• •	**	* >	2016	-121%	46%	21%
2017	2017 2018	**	A)	4)	2017	•••	4.7	4)	2017 2018	• • •	**	A)	2017	-384% 272%	40% 33%	19% 19%
2019	2019 2020	**	A)	4)	2019	**	A)	A)	2019 2020	**	**	A)	2019	96% 57%	29% 26%	17% 16%
2021	2021	A)	A 3	A >	2021	4 =	4.)	A)	2021	* *	1 *	A)	2021	41%	23%	15%
2022	2022 2023	4)	*)	4)	2022	A)	4)	4)	2022 2023	1.4	4)	4)	2022	32% 28%	21%	14% 14%
2024	2024 2025	A)	A)	* *	2024 2025	* >	*)	A)	2024 2025	4	4.5	A)	2024 2025	25% 24%	19% 19%	13% 13%
2026	2026	4)	4)	4)	2026	4)	a) ilue Area: F	A >	2026	1.	4)	4)	2026	23%	19%	13%
Value AYea: Four 10 dwellings (10 Houses) 0.2 Hectare site e(%0 DPH) dph. Gross profit: (20%) Absorption: 30 units p. a. Planning gain at 100%. Sudedy at 20 per unit fleely a 60 per unit fleely allowed to 10%. 10% Affordable Housing 10% Affordable Housing 70:30 (Social Rent to Intermediate)	Subsid	10 dwelling 0.2 Hectare si Gross j Absorptio	te @(50 DF profit: (20%) n: 30 units p. gain at 100% ent) & £0 per u rat £1800 per dable Hou	es) PH) dph. a. bi init (intermedial runit	te) Subsi	70:30 (S Value 10 dwellir 0.2 Hectare : Gross Absorpti Plannir idy at £0 per unit Sustainabili	mability at £1800 to Affordable Hicocial Rent to Interest Founds (10 Houself to Property (2006) to 10 Houself to Profits (2006) to 10 Houself to Profits (2006) to 10 Houself to Profits (2006) to 10 Houself to Profits (2006) to 10 Houself to Profits (2006) to 10 Houself to Profits (2006) to 10 Houself to 10 Ho	per unit pusing ermediate) PH) dph. a. init (intermediate) r unit using	(Subsit	10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 30 units p. g gain at 100% (rent) & £0 per u ty at £1800 per prdable Hou	ses) PH) dph. a. 6 nit (intermediat r unit using	te) Subsid	10 dwelling 0.2 Hectare si Gross Absorptio Planning by at £0 per unit (ro Sustainability	orofit: (20%) n: 30 units p.a gain at 100% ent) & £0 per un y at £1800 per dable Hou	H) dph. i. it (intermediate) unit sing
TEST 2 SHEET 1		2 SHEET 1		mediate)		2 SHEET 1		mediate)		2 SHEET 1	Rent to Inte	rmediate)	TEST	2 SHEET 1	ent to inter	mediate)
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	TION TO AFFOR MIDDLE	DABLE
2010	2010 2011	4.7	4)	4)	2010		A)	4)	2010 2011		4)	A)	2010	39% 41%	20% 20%	15% 15%
2012	2012	**	A >	* >	2012		A)	* >	2012	- ;;	4 🕶	A >	2012	90%	23%	16%
2013	2013 2014	**	*)	A)	2013	••	A >	A)	2013 2014	**	(*	4)	2013	109% 111%	24% 25%	17% 17%
2015	2015 2016	**	4+	4)	2015 2016	**		A)	2015 2016	**	**	A)	2015 2016	-91% -134%	47% 45%	23% 21%
2017	2017	**	* >	* >	2017	• • •	A >	* >	2017	• • •	**	* >	2017	-585%	39%	19%
2018	2018 2019	**	A)	4)	2018	**	A >	4)	2018 2019	**	4.4	A)	2018	215% 88%	32% 29%	18% 17%
2020	2020	4.4	A >		2020	V V	4.)	A F	2020	* *	(*	. >	2020	54%	25%	16%
2021 (2021 2022	*>	A)	4)	2021	4)	4)	4)	2021 2022	**	A)	4.)	2021	39% 31%	22% 21%	15% 14%
2023	2023 2024	A)	4)	4)	2023	A)	A)	4)	2023 2024	1.4	4)	A)	2023	27% 24%	19% 19%	14% 13%
2025	2025	A)	4)	A)	2025	* >	A)	A)	2025	1.	A)	A)	2025	23%	18%	13%
Value Area: Four		Value	Area: Fou		Sul	10 d 0.2 Hed 0.2 Hed Abs Pi osidy at E0 per u Sustail 10% 70:30 (S	Interpretation of the control of the	uses) DPH) dph. %) s p.a. DD% ber unit (interme) ber unit busing ermediate)	ediate)	Value	Area: Fou	r		Value	Area: Four	
10 dwellings (10 Houses) 0.2 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 70 units p.a. Planning gain at 100% Subsidy at £0 per unit (emit Arbor per unit) Sustainability at £1800 per unit 10% Affordable Housing	Subsid	10 dwelling 0.2 Hectare si Gross i Absorptio Planning dy at £0 per unit (r Sustainability 10% Affoi	IS (10 House te @(50 DF profit: (20%) n: 70 units p. gain at 100% ent) & £0 per u e at £1800 per dable Hou	es) PH) dph. a. iii iiii iiiiiiiiiiiiiiiiiiiiiii	te) Subs	10 dwellir 0.2 Hectare : Gross Absorpti Plannir idy at £0 per unit Sustainabili 10% Affo	ngs (10 Hous site @(50 DR profit: (20%) ion: 70 units p. ig gain at 100% (rent) & £0 per u ty at £1800 pe	ies) PH) dph. a. bi init (intermediate) r unit using		10 dwellin 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	gs (10 Hous lite @(50 DF profit: (20%) on: 70 units p. g gain at 100%	ses) PH) dpha. 6 nit (intermedial		10 dwelling 0.2 Hectare si Gross Absorptio Planning by at £0 per unit (ro Sustainability	gs (10 House te @(50 DP) profit: (20%) n: 70 units p.a gain at 100%	es) H) dph. I. it (intermediate) unit
70:30 (Social Rent to Intermediate) TEST 3 SHEET 1		: 30 (Social R	ent to Inte	rmediate)		3 SHEET 1	Rent to Inte	rmediate)		30 (Social I 3 SHEET 1	Rent to Inte	rmediate)		0:30 (Social F 3 SHEET 1	ent to Inter	mediate)
GREENFIELD DOWN MIDDLE UP		DOWN	INDUSTRIAL1 MIDDLE	UP	_	DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	PDL MIDDLE	UP	_	DOWN	TION TO AFFOR MIDDLE	UP
2010 2011 2011	2010 2011	4 +	*)	4)	2010 2011	(*	A)	4)	2010 2011	**	A)	A)	2010 2011	39% 40%	20% 20%	15% 15%
2012	2012 2013	**	4)	4)	2012	**	A)	A)	2012 2013	**	1 *	A)	2012	92% 104%	23% 24%	16% 17%
2014	2014 2015	**	4)		2014	**	A)	4)	2014	**	4.4		2014	107%	25% 48%	17% 23%
2016	2016 2017	V.	17		2016 2017	* *	17		2016 2017	• •	**	*)	2016 2017	-86% -121% -384%	46% 46%	23% 21% 19%
2018	2018	• •	A)	4)	2018	• •	(v	A)	2018	- V	Ü	A)	2018	-384% 272%	33%	19%
2019	2019 2020	**	A)	4)	2019 2020	**	A)	A)	2019 2020	**	1 *	A >	2019 2020	96% 57%	29% 26%	17% 16%
2021	2021 2022	A)	*)	4)	2021	4+	A)	A)	2021 2022	**	4 +	A)	2021	41% 32%	23% 21%	15% 14%
2023	2023 2024	A)	A)	4)	2023	A)	4)	A)	2023 2024	17	A)	A)	2023	28% 25%	20% 19%	14% 13%
2025	2025 2026	A):	A)	4)	2025	A)	4)	A)	2025	1 *	A)	A)	2025	24% 23%	19% 19%	13%
					Sul	10 d 0.2 Hed 0.2 Hed (Abs Plants Sustain 10%	Ilue Area: F wellings (10 Ho stare site @(50 I Fross profit: (20 corption: 70 unit anning gain at 1 init (rent) & E0 I anability at £1800 6 Affordable Ho ocial Rent to Inf	uses) DPH) dph. %) s p.a. DD% per unit (interme) pusing	ediate)							

10 dwell 0.2 Hectare Gro Absorp Plant Subsidy at £0 per un Sustainab	Je Area: Four lings (10 Houses) e site @(50 DPH) d ss profit: (20%) otion: 50 units p.a. hing gain at 50% it (rent) & £0 per unit (inti- ility at £1800 per unit	ermediate)		dwelling: 0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p.; g gain at 50% rent) & £0 per ur v at £1800 per	s) H) dph. a. nit (intermedial		dwelling 0.2 Hectare Gross Absorpti Planni idy at £0 per unit Sustainabili	i profit: (20%) ion: 50 units p. ng gain at 50% (rent) & £0 per u	S) 'H) dph. a. hit (intermediate)		dwelling 0.2 Hectare s Gross Absorpti Plannir dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. og gain at 50% (rent) & £0 per u ty at £1800 pe	es) PH) dph. a. nit (intermediat	te) Subsid	dwelling: 0.2 Hectare s Gross Absorptio Plannin dy at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 50% ent) & £0 per un v at £1800 per	H) dph. t (intermediat
70:30 (Socia	fordable Housing I Rent to Intermed	liate)	70	:30 (Social F	rdable Hou Rent to Inter	mediate)		0:30 (Social	Rent to Inte	mediate)		0:30 (Social I	Rent to Inte			'0:30 (Social F	rdable Hou Rent to Inter	
EST 4 SHEET 1	GREENFIELD		TEST 4	4 SHEET 1	INDUSTRIAL1		TEST	4 SHEET 1	INDUSTRIAL2		TEST	4 SHEET 1	PDL		TEST	4 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN 010	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 34%	MIDDLE 18%	UP 14%
011		A >	2011	A >	A)	A >	2011	A >	A)	A >	2011	**	A >	A >	2011	35%	18%	14%
012			2012 2013	**	A)	A)	2012	**	A)	A):	2012	• •	1 *	A)	2012	64%	22% 23%	16% 16%
014	A >	* >	2014	**	A >		2014	• •	4.)	A >	2014	**	4.4	. >	2014	71%	24%	17%
016			2015 2016	**	A)	A)	2015		(v	A)	2015 2016	**	**	A)	2015	-163% -331%	41% 39%	20%
017	4.4	* >	2017	**	* >		2017	**	4)	A >	2017		**	* >	2017	407%	33%	19%
018			2018 2019	**	A)	A >	2018	**	A)	A)	2018 2019	**	4.4	A)	2018	117%	29% 26%	18% 17%
020		* >	2020	A }	A >	A >	2020	4 🕶	A)	* >	2020	**	4.*	A >	2020	46%	24%	16%
021	A)		2021 2022	A):	A)	A)	2021	A)	A)	A)	2021 2022	4.4	4.)	A)	2021	34% 29%	21% 20%	15% 14%
023	A):	A >	2023	* >	A >	* >	2023	* >	A)	A >	2023	4 +	* >		2023	25%	19%	13%
024	A)		2024 2025	A >	A)		2024	A >	A)	41	2024 2025	A)	* *		2024	23% 22%	18%	13%
026	A)		2026	4	4)	4.)	2026	A >	lue Area: F	* >	2026	4)	4.)	4)	2026	22%	18%	13%
10 dwell 0.2 Hectare Gro Absorp	Je Area: Four lings (10 Houses) e site @(50 DPH) d ss profit: (20%) titon: 50 units p.a. ling gain at 200%	lph.	O	dwelling: 0.2 Hectare s Gross Absorptio	Area: Four s (10 House lite @(50 DP profit: (20%) n: 50 units p.: g gain at 200%	s) H) dph. a.		70:30 (S Value dwelling 0.2 Hectare : Gross Absorpti	Affordable Ho ocial Rent to Inte Area: Four	per unit pusing ermediate) r S) PH) dph.		dwelling 0.2 Hectare s Gross Absorpti	e Area: Fou is (10 House lite @(50 DF profit: (20%) on: 50 units p. g gain at 200%	es) PH) dph. .a.		dwelling: 0.2 Hectare s Gross Absorptio	Area: Four s (10 Houses ite @(50 DP) profit: (20%) on: 50 units p.a. g gain at 200%	H) dph.
Subsidy at £0 per un Sustainab 10% Af 70:30 (Socia	it (rent) & £0 per unit (int illity at £1800 per unit fordable Housing I Rent to Intermed	j liate)	70	sy at £0 per unit (Sustainability 10% Affo 1:30 (Social F	rent) & £0 per ur y at £1800 per rdable Hou	nit (intermediat unit ising	70	dy at £0 per unit Sustainabili 10% Affo 0:30 (Social	(rent) & £0 per u ty at £1800 per ordable Hou	nit (intermediate) · unit is ing	70	dy at £0 per unit Sustainabili 10% Affo D: 30 (Social	(rent) & £0 per u ty at £1800 pe ordable Hou	nit (intermediat r unit using	7	dy at £0 per unit (r Sustainability 10% Affo 0:30 (Social F	ent) & £0 per un y at £1800 per rdable Hou	unit s ing
EST 5 SHEET 1	GREENFIELD	ľ	TEST 5	5 SHEET 1	INDUSTRIAL1		TEST	5 SHEET 1	INDUSTRIAL2		TEST	5 SHEET 1	PDL		TEST	5 SHEET 1 REDUC	CTION TO AFFOR	DABLE
DOWN 10	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 62%	MIDDLE 22%	UP 15%
12	A)		2011 2012	**	A }		2011	**	A.)	**	2011 2012	**	٠.٠	A)	2011	66%	22% 28%	16% 19%
13 ▼ ▼	A)	* >	2013	**	<u> </u>	4)	2013	**	A)	A P	2013	**	**	* >	2013	27843%	30%	20%
5 • •	1 *		2014 2015	* *	A } V V	A)	2014	* *	* *	4)	2014 2015	**	**	A)	2014	-4984% -44%	31% 84%	19% 27%
16	• •		2016 2017	**	**	A)	2016	••	••	A)	2016 2017	••	• •	(v	2016	-53% -79%	76%	25% 22%
8	***	* >	2018	**	4.4		2018	**	(*	A >	2018	**	**	.,	2018	-166%	46%	20%
9 **	(v		2019 2020	• •	A)	A)	2019	**	A)	A)	2019 2020		**	A >	2019	849% 118%	36% 32%	19% 18%
21 **	A >	* >	2021 2022	* *	A)	A)	2021	1.4	A)	A)	2021 2022	* *	(+	A)	2021	63% 44%	28% 24%	17% 16%
23 🕶	A >	A >	2023	* >	A >		2023	A >	* >	A >	2023	**	1.4	* >	2023	34%	22%	15%
24	A)		2024 2025	A)	4)	A)	2024	A)	4)	A)	2024 2025	**	A)	A)	2024	31% 29%	21% 21%	14% 14%
26	A):		2026	A }	A)	A }	2026	* >	ilue Area: F	A }	2026	(+	A }	A }	2026	27%	21%	14%
10 dwell 0.2 Hectare Gro Absorp Plann ubsidy at £48500 per ur Sustainab 10% Af	JE Area: Four lings (10 Houses) site @(50 DPH) d ss profit: (20%) otion: 50 units p.a. ing gain at 100% ing gain at 100% ing form at 122000 per unit fordable Housing I Rent to Intermed	intermediate)	Subsidy	dwelling: 0.2 Hectare s Gross Absorptio Planning at £48500 per unit (profit: (20%) on: 50 units p.a g gain at 100% rent) & £26000 per y at £1800 per rdable Hou	S) H) dph. a. unit (intermedia unit	te) Subsidy	0.2 Hec Abs Pi Sidy at EO per u Sustain 10% 70:30 (S Value dwelling 0.2 Hectare: Gross Absorpt yat E4800 per unit Stistainahill	nability at £1800 5 Affordable Ho tocial Rent to Interest Foundation gs (10 House site @(50 Di ion: 50 units p. tog gain at 100% (rent) £ £2600 pe toy at £1800 pec tordable Hou	NPH) dph. %) is p.a. 30% is p.a. 30% is p.a. 30% in the per unit (interme per unit wasing ermediate) r s) H) dph. a. a. a. a. a. b. c. unit (intermediate unit sising	() Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin v at £48500 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £26000 pe ty at £1800 pe ordable Hou	es) PH) dph. a. a. funit (intermedia runit using		dwelling: 0.2 Hectare s Gross Absorptic Planning dy at £48500 per unit (Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £26000 per y at £1800 per rdable Hou	H) dph. unit (intermedia unit sing
EST 6 SHEET 1				SHEET 1		euiate)		6 SHEET 1		cuiate)		6 SHEET 1		reurate)		6 SHEET 1		
DOWN	GREENFIELD MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP		DOWN	MIDDLE	DABLE UP
10	4)		2010 2011	A P	A)	A)	2010	A)	4)	A)	2010 2011	**	A)	A >	2010	15% 14%	10%	9% 9%
112	A)		2012 2013	**	A)		2012	**	A)	A)	2012 2013	**	4.7	A)	2012	33% 37%	13% 13%	9% 10%
014	4)	* >	2014	**	*	* * *	2014	•••	4)	* >	2014	~~	1 *	* >	2014	38%	13%	11%
015	(*	A >	2015 2016	**	A)	A)	2015 2016	**	(v	A)	2015 2016	**	**	A)	2015 2016	-33% -49%	25% 25%	14% 13%
017			2017 2018	**	A)	A)	2017	**	A)	A)	2017 2018	**	**	A)	2017	-165% 123%	22% 17%	13% 12%
019	A >	A >	2019	~ ~	A >		2019	~ ~	A)	A)	2019	•••	4.4	A >	2019	46%	17%	12%
020	*)	A >	2020 2021	A):	4)	A >	2020	(v	4)	A)	2020 2021	**	(v	A)	2020	29% 21%	15% 13%	11% 11%
22 4 7	A)		2022 2023	A P	A)	A)	2022	A)	A)	A)	2022 2023	(*	A)	A)	2022	19% 16%	13% 13%	10%
024	A >	A >	2024	* >	A >		2024	* >	A >	A >	2024	A)	* >	A >	2024	14%	12%	10%
025		A)	2025 2026	A } A }	4)	A)	2025 2026	A >	A)	A)	2025 2026	A)	4)	A)	2025 2026	14% 14%	12% 12%	10% 10%
							Subsidy	10 d 0.2 Hec (Abs Pl: at £48500 per u Sustair 10%	Interpretation of the control of the	uses) OPH) dph. %) s p.a. DO% DOO per unit (interpretation) per unit	termedia	ate)						

	10 dwellir 2 Hectare : Gross Absorpti Plannin at £25000 per unit	e Area: Founds (10 House iste @(50 DF) ion: 50 units pag gain at 1009 (rent) & £22000 pc try at £1800 pe	ses) PH) dpha. 6 ir unit (intermediat		dwelling 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 100%	s) "H) dph. a. in the control of th		dwelling D.2 Hectare Gross Absorpt Plannir at £25000 per unit	e Area: Fou gs (10 House site @(50 DF profit: (20%) ion: 50 units p. ig gain at 1009 ((rent) & £22000 pe ty at £1800 pe	s) 'H) dph. a. current (intermediate		dwelling 0.2 Hectare s Gross Absorpti Plannin at £25000 per unit	profit: (20%) on: 50 units p. g gain at 1009	es) PH) dph. .a. % er unit (intermedia		dwelling 0.2 Hectare s Gross Absorptio Planning dy at £25000 per unit i	profit: (20%) on: 50 units p.a g gain at 100%	H) dph.
70	10% Aff	ordable Hou Rent to Inte	using	70	10% Affo 0:30 (Social	rdable Hou	ısing	7/	10% Aff	ordable Hou Rent to Inte	ising	70	10% Affo	rdable Hou	using	7	10% Affo 70:30 (Social F	rdable Hou	sing
	SHEET 1	GREENFIELD	illediate)		7 SHEET 1		mediate)		7 SHEET 1		mediate)		7 SHEET 1	PDL	mediate)	TEST	7 SHEET 1		
	DOWN	MIDDLE	UP		DOWN	INDUSTRIAL1 MIDDLE	UP		DOWN	INDUSTRIAL2 MIDDLE	UP	1	DOWN	MIDDLE	UP		DOWN	MIDDLE	UP
2010 2011	4.4	A >	A)	2010 2011	A P	A)	*)	2010	4 ¥	A)	A P	2010 2011	• •	A)	4)	2010 2011	25% 26%	14% 14%	12% 12%
2012 2013		A >	*)	2012	**	A)	A)	2012	**	A)	A P	2012	**	1+	4)	2012	58% 65%	18% 18%	12% 13%
2014 2015	••	A }	A)	2014	**	A)	A)	2014	•••	4.7	A)	2014	• •	(*	A)	2014	67% -56%	19% 35%	13% 18%
2016			A >	2016	• •	A.):	A >	2016	• • •	1.	A >	2016	• • •		A >	2016	-80%	34%	16%
2017 2018		4 ¥	4)	2017	**	A)	* >	2017	**	A)	A P	2017	**	**	A)	2017	-257% 186%	30% 24%	16% 15%
2019 2020	••	A.)	.)	2019	••	A)	* >	2019	••	*)	A)	2019 2020	• •	4+	A)	2019	67% 40%	22% 20%	14% 13%
2021	1+	A >	* >	2021	A >	.)	A >	2021	A >	A)	* >	2021	**	A >	* >	2021	29%	17%	13%
2022 2023	4)	A)	4)	2022	4)	4)	4)	2022	4)	4)	A P	2022 2023	4.4	4)	4)	2022	25% 21%	17%	12% 12%
2024 2025	A)	A):	4)	2024 2025	A)	4)	A)	2024 2025	A)	A)	A)	2024 2025	(v	4)	4)	2024 2025	19% 18%	15% 15%	11% 11%
2026	*)	A)	4)	2026	A P	*)	^)	2026	* >	alue Area: F	A >	2026	*)	4)	*)	2026	18%	15%	11%
Subsidy 70	10 dwellir 2 Hectare : Gross Absorpti Plannir at £36000 per unit Sustainabili 10% Affe 30 (Social	e Area: Foungs (10 Housiste @(50 Df of of of of of of of of of of of of of	ses) PH) dph. a. a. 6 r unit (intermediat r unit using	se) Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit 10% Affo 0:30 (Social	profit: (20%) on: 50 units p. g gain at 100% (rent) & £24000 per ty at £1800 per ordable Hou	S) PH) dph. a. crunit (intermedia	te) Subsidy	70:30 (5 Valui dwelling 0.2 Hectare Gross Absorpt Plannir at £36000 per unit Sustainabill 10% Affa 0:30 (Social	hability at £1800 b Affordable Hoocial Rent to Interest Foundable Hoocial Rent to Inte	ermediate) r s) H) dph. a. r unit (intermediate) sing	Subsidy	dwelling 0.2 Hectare s Gross Absorpti Plannin at £36000 per unit Sustainabilit 10% Affo 0:30 (Social I	profit: (20%) on: 50 units p. g gain at 1009 (rent) & £24000 ps ty at £1800 pe ordable Hou	es) PH) dph. .a. .a .e .r unit (intermedia using	7	dwelling 0.2 Hectare s Gross Absorptic Plannig dy at £36000 per unit Sustainabilit 10% Affo 70:30 (Social F	profit: (20%) on: 50 units p.a g gain at 100% (rent) & £24000 per y at £1800 per ordable Hou	() dph. unit (intermediate; unit
TEST 8	SHEET 1	GREENFIELD		TEST	8 SHEET 1	INDUSTRIAL1		TEST	8 SHEET 1	INDUSTRIAL2		TEST	8 SHEET 1	PDL		TEST	8 SHEET 1 REDUC	CTION TO AFFOR	DABLE
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP.	2010	DOWN	MIDDLE	UP	2010	DOWN 20%	MIDDLE 12%	UP 10%
2011	4.4	A)	4)	2011	A >	A)	A)	2011	A >	A)	A)	2011	**	.)	A)	2011	20%	12%	10%
2013	**	A)	4)	2013	•••	A >	4)	2013	**	*)	A P	2013	•••	1.	4)	2013	52%	16%	11%
2014 2015	**	* *	4)	2014	• •	A)	A)	2014	**	4.4	A)	2014	**	4 +	A)	2014	54% -45%	16% 30%	12% 16%
2016 2017	••	••	A)	2016 2017	••	A)	A)	2016	••	4.7	A)	2016 2017	• •	~ ~	A)	2016	-65%	30% 26%	15% 15%
2018		A >	* >	2018	• • •	A >	A >	2018	**	A >	* >	2018	- ; ;	Ü	A >	2018	156%	21%	14%
2019 2020	**	A >	A)	2019	· ·	A)	*)	2019	4.4	A)	A P	2019	**	1 *	A)	2019	58% 35%	20% 18%	13% 12%
2021 2022	4 *	A)	4)	2021 2022	A }	A)	A)	2021	A)	A)	A)	2021 2022	∀ ¥	A)	4)	2021	25% 22%	16% 15%	12% 11%
2023	A)	A >		2023	* >		A >	2023	* >	A >	A >	2023	4.4	. >	A >	2023	19%	14%	11%
2024 2025	A)	A >	4)	2024	A)	A)	4)	2024	A)	A)	A)	2024	4.4	A)	A)	2024	17% 16%	14%	11% 11%
2026	*)	**	->	2026	* >	->	->	2026	A)	alue Area: F	A P	2026	*>	A)	->	2026	16%	14%	11%
	0 dv 0 sit Gn Ab Plann Si Sust 0% Affo	ue Area: 0 wellings (0) e @(0) dph. oss profit: 0 ssorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0			dw O site Gro Ab Planni Su Susta O% Affor	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ibsidy at 0 inability at 0 rdable Hou: 0	sing		Abis Plat E36000 per u Sustai 109 70:30 (S Val dv O Siti Gr Ai Plann S Sust	ctare site @(50 i 5rross profit: (20 sorption: 50 unit anning gain at 1 inning gain at 1 inning gain at 1 inning gain at 1 6 Affordable Hocial Rent to Ini ue Area: 0 velllings (0) e @(0) dph. ossorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 rdable Hou 0	%) is p.a. jow jow jow jow jow jow jow jow jow jow		Valu dw 0 sitt Gro Ab Planni St Suste 0% Affoi	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0			dw O site Gro Ab: Plannin Su Susta 0% Affor	ue Area: 0 ellings (0) e @(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 dable Hous 0	ing
TEST	SHEET 1	GREENFIELD		TEST	9 SHEET 1	INDUSTRIAL1		TEST	9 SHEET 1	INDUSTRIAL2		TEST	9 SHEET 1	PDL		TEST	9 SHEET 1 REDUC	CTION TO AFFOR	DABLE
0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	DOWN	MIDDLE	UP		DOWN 078 078 078 076 076 076 076 076 076 076 076 076 076	MIDDLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	UP 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%
o	-	-	-	lo	-	-	-	u u	ı	Jalue Area: 0 dwellings (0 0 site @(0) dpl Gross profit: (Absorption: 0 lanning gain at Subsidy at 0 Sustainability at Affordable Ho	0	ľ	-	-	-	u u	U%	<u> </u>	<u> </u>

Value Area: 0 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 10 SHEET 1 GREENFELD	dwelli O site @ Gross ; Absorp Planning ; Subsik O% Afforda	rofit: 0 tion: 0 ain at 0% ly at 0 blie Housing	dw O site Gro Ab Planni St. Suste	ue Area: 0 lettings (0) e @(0) dph. sos profit: 0 sorption: 0 ng gain at 0% biskly at 0 inability at 0 inability at 0 inbustrial.	0% TEST 10 SHE	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 Affordable Hou 0 ET 1 PDL	sing	0% TEST 10 SHEE	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Subsidy at 0 Subsidy at 0 Affordable Hous: 0 1 REDUCTION TO AFFOR	
DOWN MIDDLE UP	DOWN	MDDLE UP		MIDOLE UP	0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	MDDLE	UP	ON ON ON ON ON ON ON ON ON ON ON ON ON O	N MIDOLE 0% 0% 0% 0% 0% 0% 0% 0% 0% 0	UP
Value Area: Four 10 dwellings (10 Houses)	dwellings (ea: Four 10 Houses)	Pi 0% Value dwelling	0 site @(0) dph. Gross profil: 0 Absorption: 0 Ianning gain at 0% Subsidy at 0 Sustatianability at 0 Affordable Housing 0 PArea: Four Is (10 Houses)	d\	Value Area: Fou	es)	dw	alue Area: Fou	s)
O.2 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100% Subady at £0 per unit (rent) & £0 per unit (intermedia 10% Affordable Housing 70:30 (Social Rent to Intermediate) TEST 11 SHEET 1 GREENFELD GREENFELD	Sustainability a 10% Afforda 70: 30 (Social Ren TEST 11 SHEET 1	fit: (20%) 50 units p.a. in at 100% is £0 per unit (intermediate) t £600 per unit able Housing t to Intermediate)	Gross Absorption Planning Subsidy at £0 per unit of Sustainabili 10% Affo	site @(50 DPH) dph. profit: (20%) on: 50 units p.a. g gain at 100% (rent) & £0 per unit (intermediat ty at £600 per unit ordable Housing Rent to Intermediate)	Subsidy at £0 Sus	ctare site @ (50 Di Gross profit: (20%) bsorption: 50 units p Planning gain at 1009 er unit (rent) & 60 per u alinability at £600 per 5 Affordable Hou ocial Rent to Inte ET 1	a. 6 nit (intermediate) unit using	Ab P Subsidy at £0 per Susta 10% 70:30 (So TEST 11 SHEE		a. it (intermediate) unit unit using mediate)
2010 UP MIDDLE UP 2011	DOWN 2010 - 1 2011 - 1 2012 - 2013 - 2014 - 2015 - 2016 - 2017 - 2018 - 2019 2019 - 2019	A) A) 2 A) A) 2 A) A) 2 A) A) 2 A) A) 2 A) A) A) 2 A) A) A) 2 A) A) A) 2	DOWN 1 v 2011 2011 2011 2012 2013 2014 2015 2016 2017 2018 2019	NOUSTRIAL2	2010 2011 2012 2012 2013 2014 2015 2016 2017 2018 2018 2019	WN MIDDLE	A)	DOW 2010 369 2011 377 2012 769 2013 869 2014 889 2015 -107 2016 -165 2017 -213 2018 174 2019 819	6 19% 6 19% 6 24% 6 23% 6 23% 6 45% 6 45%	UP 15% 15% 16% 16% 16% 22% 20% 19% 18%
2020	2020 (+ 2021 A) 2021 A) 2022 A) 2023 A) 2024 A) 2025 A) 2026 A)	A) A) 2 A) A) 2 A) A) 2 A) A) 2	10 di	A) A) A) A) A) A) A) A) A) A) A) A) A) A	2020 2021 2022 2023 2024 2024 2025 2026	x	A) A) A) A) A) A) A) A)	2020 519 2021 389 2022 3119 2022 2023 279 2024 249 2025 239 2026 229	6 22% 6 21% 6 19% 6 19%	16% 15% 14% 14% 13% 13%
Value Area: Four 10 dwellings (10 Houses)	Value Ar	ea: Four	Abs Pla Subsidy at E0 per ur Sustali 10% 70:30 (Sc Value	iross profit: (20%) orption: 50 units p.a. inning gain at 100% nit (rent) & £0 per unit (internability at £600 per unit Affordable Housing potal Rent to Intermediate) PARCA: FOUR		Value Area: Fou	r \		'alue Area: Fou	
10 awellings (10 Houses) 20.2 Hectare site @(50 DPH) dph. Gross profit: (20%) Absorption: 50 units p.a. Planning gain at 100%. Subsidy at 10 per unit (ren) a 10 per unit (intermedia Sustainability at 10 per unit 10 per unit 10 august 10 per unit 10 august	0.2 Hectare Site Gross pro Absorption: Planning see) Subsidy at £0 per unit (rent Sustainability 10% Afforda	@(50 DPH) dph. fit: (20%) 50 units p.a. in at 100% 0 & £0 per unit (intermediate) at £0 per unit able Housing t to Intermediate)	0.2 Hectare S Gross Absorpti Plannin Subsidy at £0 per unit I Sustalnabi 10% Affo	is (10 Houses) sitle @(50 DPH) dph. profit: (20%) on: 50 units p.a. g gain at 100% (rem) & £0 per unit (intermediat illty at £0 per unit rdable Housing Rent to Intermediate)	0.2 Her Subsidy at £0 Subsidy at £0 Su 109	vellings (10 House tare site @ (50 DF Gross profit: (20%) bsorption: 50 units p Planning gain at 1009 er unit (rent) & E0 per ustainability at £0 per s Affordable Houocial Rent to Inte	PH) dph. a. bit init (intermediate) unit using	0.2 Heci Ab P Subsidy at £0 per Susi 10%	ellings (10 House are site @(50 DF Gross profit: (20%) sorption: 50 units p. anning gain at 100% unit (rent) & £0 per ur ainability at £0 per u Affordable Hou cial Rent to Inter	eH) dph. a. bit (intermediate) unit using
DOWN MIDDLE UP	DOWN 2010 A 1 2011 A 2012 2013 2014 2016 2016 2018 2018 2018 2018 2018 2018 2018 2018	A) A) 2 A) A) 2 A) A) 2 A) A) A) 2 A) A) A) 2 A) A) A) 2	DOWN 1	INDUSTRIAL2	2010 2011 2012 2013 2014 2015 2016 2016 2017 2018	· (v · (v · v · v	A)	2010 369 2011 369 2012 729 2013 799 2014 819 2015 -122 2016 -202 2017 1665 2018 148	6 19% 6 23% 6 24% 6 23% 6 43%	DABLE UP 15% 15% 16% 16% 22% 20% 19%
2019	2018	A) A) 2 A) A) 2 A) A) 2 A) A) A) 2 A) A) A) 2 A) A) A) 2	2019 V V 2020 V V 2021 A Y 2022 A Y 202	A) A) A) A) A) A) A) A) A) A) A) A) A) A	2018 2019 2020 2021 2021 2022 2023 2024 2025 2026	v (1 v v A) v A) v A) v A) v A) v A) v A)		2018 148 2019 755 2020 495 2021 365 2022 315 2023 265 2024 233 2025 225 2026 225	27% 6 25% 6 22% 6 22% 6 19% 6 18% 6 18%	18% 17% 16% 15% 14% 14% 13% 13%
			10 db 0.2 Hec G Abs Pla Subsidy at E0 per ur Susts 10%	wellings (10 Houses) tare site @(50 DPH) dph. iross profit: (20%) orption: 50 units p.a. nnning gain at 100%. niti (rent) & £0 per unit (intern inability at £0 per unit . Affordable Housing ocial Rent to Intermediate)	nediate)					

Subsid	10 dwellir 0.2 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p ig gain at 100% (rent) & £0 per u ity at £1800 pe ordable Hou	ses) PH) dph. .a. % init (intermediate) er unit using	Subsi	dwelling 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per ur y at £1800 per rdable Hou	es) PH) dph. a. bi init (intermediate runit	te) Subsi	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	S) PH) dph. a. bit (intermediate) r unit	Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p g gain at 100% (rent) & £0 per u sy at £1800 per prdable Hou	es) PH) dph. .a. 6 nit (intermedia r unit using	te) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	d) dph. t (intermediate) unit
IESI		GREENFIELD		IESI		INDUSTRIAL1		IESI		INDUSTRIAL2		IESI		PDL	,	IESI	REDUC	CTION TO AFFORE	
2010	DOWN	MIDDLE	UP A P	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 34%	MIDDLE 17%	UP 13%
2011 2012	••	A }	A)	2011 2012	A)	A)	4)	2011	4 =	A)	A)	2011 2012	• •	A) (v	.)	2011	35%	17% 20%	13% 14%
2013		A >	A >	2013	**	. >		2013	~ ~		A >	2013	**	4.4	A >	2013	92%	21%	14%
2014	**	* >	A)	2014 2015	**	4 Y	4)	2014		A)	4)	2014 2015	**	4.4	4)	2014	94%	21% 42%	14% 20%
2016	**	**	A >	2016	~ ~	A >		2016		4.4	A >	2016	**	**	A)	2016	-106%	40%	18%
2017 2018	**	(*	A)	2017 2018	••	A)	4)	2017		A)	A)	2017 2018		**	A)	2017	-337%	35% 28%	17% 16%
2019	- · ·	A >	* >	2019	* *	A >		2019	••	A >	A >	2019		4.4	A >	2019	84%	26%	15%
2020 2021	4.4	A }	A >	2020 2021	(v	A)	4)	2020	A >	A)	A)	2020 2021	**	4.4	4)	2020	49% 35%	23% 19%	14% 13%
2022	* >	A >	* >	2022	*>	* >	* >	2022	* >	*)	* >	2022	~ ~	* >	A >	2022	27%	18%	12%
2023 2024	A)	A >	A >	2023 2024	A)	* >	.,	2023	A)	4)	A)	2023 2024	1+	A)	A)	2023	24% 21%	17% 16%	12% 11%
2025	* >	* >	* >	2025	* >	* >	* >	2025	* >	A }	* >	2025 2026	4.*	* >	A F	2025	20%	16%	11%
2026	*)	>	*>	2026	* >	*,	*)	2026	Va	lue Area: F	our	2026	.,	- 1	.,	2026	20%	16%	11%
Subsid	10 dwellir 0.2 Hectare : Gross Absorpti Plannir dy at £0 per unit Sustainabili	s profit: (20%) ion: 50 units p ig gain at 100% (rent) & £0 per u ity at £1800 pe ordable Hou	ses) PH) dph. .a. % init (intermediate) er unit using	Subsi	dwelling 0.2 Hectare s Gross Absorptio Planning dy at £0 per unit (Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. bi init (intermediate runit	(te) Subsi	sidy at E0 per u Sustair 10% 50:50 (S Value dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	hability at £1800 of Affordable His cocial Rent to Intelle Area: Fou ps (10 House site @(50 DF) profit: (20%) on: 50 units p. pg gain at 100% (rent) & £0 per uty at £1800 pe profable Hou	er unit (interme per unit pussing ermediate) r s) PH) dph. a. b. iit (intermediate) r unit ising	Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit i Sustainabilit	profit: (20%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 per ordable Hou	es) PH) dph. a. 6 nit (intermedia r unit using	te) Subsid	dwelling 0.2 Hectare s Gross Absorptio Planning by at £0 per unit (r Sustainabilit	profit: (20%) on: 50 units p.a g gain at 100% ent) & £0 per uni y at £1800 per erdable Hous	d) dph. t (intermediate) unit
	14 SHEET 1		rmediate)		14 SHEET 1	kent to mier	mediate)		14 SHEET 1	Rent to Inte	mediate)		14 SHEET 1	Rent to inte	rmediate)		14 SHEET 1	Rent to interr	nediate)
	DOWN	GREENFIELD MIDDLE	UP	-	DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP	-	DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	OABLE UP
2010	DOWN	* >	* >	2010	* >	* >	* >	2010	4.4	A >	A >	2010	DOWN	A)	* >	2010	23%	11%	8%
2011 2012		A }	A)	2011 2012	A)	A)	4)	2011	* >	A)	A)	2011 2012	• • •	4.4	A)	2011	24% 54%	11%	8%
2013	**	A >	. >	2013	**	. >		2013	**	A >	A >	2013	**	4.4	.,	2013	61%	14%	8%
2014 2015		* *	A)	2014 2015	**	A)	4)	2014		4) (v	4)	2014 2015		(v	A)	2014	-51%	14% 27%	9% 12%
2016	**	(*	. >	2016	**	A >	* >	2016	~ ~	* >	*>	2016	**	**	*>	2016	-70%	26%	10%
2017 2018		(v	A >	2017 2018	~ ~	A)	4)	2017	**	A)	A)	2017 2018	**	**	A)	2017	-220% 154%	22% 17%	10%
2019 2020	••	A }	A)	2019 2020	~ · ·	A)	4)	2019	* * * * * * * * * * * * * * * * * * *	4)	4)	2019 2020	• •	4 *	A }	2019	54% 31%	16% 14%	9% 8%
2021	1.4	A >	* >	2021	* >	A >		2021	* >	A >	A >	2021		A P	A >	2021	21%	11%	8%
2022	A)	A):	A)	2022 2023	A)	A)	4)	2022	*)	4)	4)	2022 2023	1 +	4)	A)	2022	18% 15%	11%	7% 7%
2024	A >	* *	*)	2024	* >	A >		2024	* >	A >	4)	2024	A >	A P	* >	2024	13%	10%	7%
2025 2026	A }	A >	A)	2025 2026	A)	4)	4)	2025	A)	A)	A)	2025 2026	A)	A)	*)	2025 2026	13% 12%	10% 10%	6% 6%
	O dv O sit Gn Ab Plann Si Sust	ue Area: 0 wellings (0) e @(0) dph. soss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 alnability at 0 ordable Houl 0			dw O site Gro Ab: Planni Susta O% Affor	ie Area: 0 ellings (0) e@(0) dph. ss profit: 0 sorption: 0 ng gain at 0% bsidy at 0 inability at 0 'dable Hou: 0	sing		0.2 Hec C Abs Pil solidy at £0 per u Sustair 10% 0:100 (S Vali Gre Ab Planni Sisustair 4 Vali 4 O Sit Gre Ab Sustair 6 Planni Sisustair 9 Planni 9	wellings (10 Ho forces profit: (20 corption: 50 unit in noting gain at 1 nit (rent) & E0 profits (20 corption: 50 unit anability at £1800 co. Affordable Hocial Rent to Int use Area: 0 vellings (0) e @ (0) dph. soss profit: 0 sosorption: 0 ing gain at 0% ubsidy at 0 ainability at 0 rdable Hou 0	IPH) dph. %) s p.a. 50% er unit (interme per unit susing ermediate)		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @ (0) dph. sss profit: 0 scorption: 0 ng gain at 0% absidy at 0 inability at 0 rdable Houl 0		1161	dw O site Gro Ab: Plannii Su Susta	Je Area: 0 ellings (0) ellings (0) go (b) ses profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inability at 0 rdable Hous 0	ing
TEST 1	15 SHEET 1	GREENFIELD		TEST	15 SHEET 1	INDUSTRIAL1		TEST	15 SHEET 1	INDUSTRIAL2		TEST	15 SHEET 1	PDL		TEST	15 SHEET 1 REDUC	CTION TO AFFORE	DABLE
0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN	MIDDLE	UP	0	DOWN 0%	MIDDLE 0%	UP 0%
0	- 1		-	0				o	- 1			0			-	0	0%	0%	0%
0				0	-	-	-	0	-	-	-	0			-	0	0% 0%	0% 0%	0% 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0		-	-	0	-			0	-			0	-		-	0	0%	0%	0%
0		-	-	0			- 1	0	-			0			-	0	0%	0%	0% 0%
0	-	-	-	0		-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0	_	-	-	0			-	0	-	-		0	-	-	-	0	0%	0%	0%
0	-	-		0		-	-	0	-	-	-	0			-	0	0%	0%	0%
									Р	Jalue Area: 0 dwellings (0) 0 site @(0) dpl Gross profit: 0 Absorption: 0 danning gain at Subsidy at 0 Sustainability al Affordable Ho	0								

0.2 I Subsidy at S	O dwelling Hectare sit Gross p Absorption	te @(50 D profit: (25%) n: 50 units p gain at 100 ent) & 60 per e at £1800 per dable Ho	ses) PH) dph. i.a. with (intermedier unit using)	ate) Subs	dwelling 0.2 Hectare s Gross Absorpti Plannin idy at £0 per unit i Sustainabilit	profit: (25%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	es) PH) dph. a. iii iiii iiiiiiiiiiiiiiiiiiiiiii	te) Subsi	dwelling 0.2 Hectare Gross Absorpt Plannli idy at £0 per unit Sustainabil	s profit: (25%) ion: 50 units p ng gain at 100° (rent) & £0 per i ity at £1800 per ordable Ho	es) PH) dph. .a. .with the second	Subsid	dwelling 0.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili	profit: (25%) on: 50 units p. g gain at 100% (rent) & £0 per u ty at £1800 pe ordable Hou	es) PH) dph. a. init (intermedia r unit using	te) Subsic	dwelling 0.2 Hectare s Gross Absorpti Plannin by at £0 per unit (r Sustainabilit	profit: (25%) on: 50 units p.: g gain at 100% rent) & £0 per un y at £1800 per prdable Hou	S) H) dph. a. it (intermediate) unit sing
TEST 16 S	SHEET 1			TEST	16 SHEET 1		mediate)		16 SHEET 1		irriediate)	TEST	16 SHEET 1		illediate)	TEST	16 SHEET 1		
	DOWN	GREENFIELD	UP		DOWN	INDUSTRIAL1 MIDDLE	UP	-	DOWN	INDUSTRIAL2 MIDDLE	UP		DOWN	PDL MIDDLE	UP	-	DOWN	MIDDLE	DABLE
2010	* *	* >	* >	2010	* *	* >	* >	2010	• •	* >	A.)	2010	* *	1 *	A.)	2010	63%	20%	15%
2011	**	* >	A >	2011	**	A)		2011		A)	4)	2011	**		A)	2011	1330%	20% 29%	15% 19%
2013	**	(+		2013	**		* >	2013	**	A }	* >	2013	**	**	*>	2013	-1487%	31%	19%
2014	**	**	A >	2014	**	A)	4)	2014	**	* *	4)	2014	**	**	A)	2014	-1065%	32% 85%	19% 27%
2016	* *	**		2016	* *	* *		2016	~ ~		A >	2016	* *	~ ~	4.4	2016	-50%	77%	25%
2017	**	**	A >	2017	**	4.4	A)	2017			A)	2017 2018			(v	2017	-73% -147%	59% 46%	23% 20%
2019	• •	(+		2019	**	A >		2019	~ ~	4.4	A P	2019	• •	~ ~	A)	2019	1538%	36%	19%
2020	**	4 +	A >	2020	**	A)	4)	2020	**	A >	A)	2020 2021	**	**	A)	2020	122% 63%	30% 28%	18% 16%
2022	**	* >	* >	2022	A)	*)	A >	2022	4 🕶	A >	A >	2022	**	4.4	A >	2022	44%	24%	15%
2023	4 ¥	* >	A >	2023 2024	A)	A)	4)	2023 2024	<u> </u>	A)	4)	2023 2024	**	1 *	4)	2023 2024	34% 31%	21% 21%	14% 14%
2025	A >	* >	* >	2025	A >	* >		2025	* >	A >	A P	2025	**	1.0	A >	2025	29%	21%	14%
2026	*)	* >	->	2026	4.1	4)	*)	2026	A)	alue Area:	A)	2026	**	1.	4)	2026	28%	21%	14%
								Sul	0.2 He Ab Pl bsidy at E0 per t Sustai 109 70:30 (5	nability at £180 6 Affordable H social Rent to In	DPH) dph. 5%) ts p.a. 00% per unit (interme 0 per unit ousing termediate)	ediate)							
1	Value I 0 dwelling	Area: Fou				Area: Fou s (10 House				e Area: Fou gs (10 Hous				Area: Fou s (10 House				Area: Four s (10 House	
O.2 I	Hectare sit Gross p Absorption	te @(50 D profit: (17%) n: 50 units p gain at 100 ent) & £0 per i at £1800 per	PH) dph. i.a. which is a second control of the co	ate) Subs	0.2 Hectare s Gross Absorption Planning Sidy at £0 per unit in Sustainabilit 10% Affor	ite @(50 DF profit: (17%) on: 50 units p. g gain at 100% rent) & £0 per u y at £1800 per rdable Hou	PH) dph. a. iii (intermediate runiteruni	te) Subs	O.2 Hectare Gross Absorpt Plannli idy at £0 per unit Sustainabil 10% Affe	site @(50 D s profit: (17%) ion: 50 units p ng gain at 100° (rent) & £0 per i ity at £1800 per ordable Ho	PH) dpha. % unit (intermediate) er unit using	Subsid	O.2 Hectare s Gross Absorpti Plannin dy at £0 per unit Sustainabili 10% Affo	site @(50 DF profit: (17%) on: 50 units p. g gain at 1009 (rent) & £0 per u ty at £1800 pe ordable Hou	PH) dph. a. 6 nit (intermedia r unit using	te) Subsic	O.2 Hectare s Gross Absorption Planning By at £0 per unit (r Sustainabilit 10% Affo	ite @(50 DP profit: (17%) on: 50 units p.: g gain at 100% (ent) & £0 per un y at £1800 per prdable Hou	H) dph. a. it (intermediate) unit sing
70:30 TEST 17 S) (Social Re	ent to Inte	ermediate)	TEST	0:30 (Social I	Rent to Inte	rmediate)	TEST	0:30 (Social 17 SHEET 1	Rent to Inte	rmediate)): 30 (Social 17 SHEET 1	Rent to Inte	rmediate)		0:30 (Social I 17 SHEET 1	Rent to Inter	mediate)
		GREENFIELD				INDUSTRIAL1				INDUSTRIAL2				PDL			REDU	CTION TO AFFOR	
2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN	MIDDLE	UP	2010	DOWN 34%	MIDDLE 18%	UP 15%
2011	4 =	A >	* >	2011	A >	. >		2011	* >	۸)	A P	2011	**	A >	A >	2011	34%	18%	15%
2012	**	* >	* >	2012	**	A)	4)	2012	**	A >	* >	2012 2013	**	4)	A)	2012	61%	23% 23%	17% 17%
2014	**	* >	* >	2014	**	. >	* >	2014	**	* >	* >	2014	**	4.*	* >	2014	68%	24%	17%
2015	**	4.4	A)	2015	• •	A >	4)	2015		A)	A >	2015 2016			A)	2015	-189% -460%	40% 39%	20%
2017	**	(+	A >	2017	**	A >	* >	2017		A >	A)	2017	• •		A >	2017	315%	33%	19%
2018	••		A)	2018	• •	A)		2018	••	A)	4)	2018 2019	••		4)	2018	110%	30% 26%	18% 17%
2020	**	* >		2020	A)	*)	* * *	2020	4.4	<u> </u>		2020	**	1.0	A)	2020	45%	23%	16%
2021	4 *	*)	A)	2021	A >	A)	4)	2021	A)	A)	A)	2021 2022	4.5	A)	A)	2021	34% 29%	21%	15% 14%
2023	A)	* >	* >	2023	A)	A)	* >	2023	A)	A)	A)	2023	4.4	A)	A)	2023	25%	19%	13%
2024	4)	A }	A)	2024	A >	A)	4)	2024	4)	4)	4)	2024 2025	*)	4)	4)	2024	23% 22%	18% 18%	13% 13%
2026	4)			2026	4)	4)	4)	2026		4)	4)	2026	4)	4)	4)	2026	22%	18%	13%
C	O dwe O site Gros Abso Planning Sub	e Area: 0 ellings (0) @(0) dph s profit: 0 reption: 0 g gain at 0% sidy at 0 ability at 0 dable Hou 0	5		dw O site Gro Ab Planni Su Susta	ie Area: 0 ellings (0) e (0) dph. ss profit: 0 sorption: 0 g gain at 0% bsidy at 0 inability at 0 dable Hou 0	sing	Sut	Ab pi posidy at E0 per v Sustail 109 70:30 (\$ Val dv O Sif Gr Al Planr S	nability at £180 6 Affordable H 6ocial Rent to In ue Area: 0 vellings (0) the @(0) dph coss profit: 0 cosorption: 0 cing gain at 0% ubsidy at 0 alnability at 0 ordable Hou	196) ts p.a. 00% per unit (intermo D per unit ousing termediate)	ediate)	dw O sit Gro Ab Planni Su Susta	ue Area: 0 rellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% sbiskly at 0 sinability at 0 rdable Hou	sing		dw O site Gro Ab Planni Su Susta	ue Area: 0 ellings (0) e @(0) dph. sss profit: 0 sorption: 0 ng gain at 0% bisidy at 0 inhability at 0 rdable Hous	sing
TEST 18 S	SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	0		TEST	18 SHEET 1	- 0		TEST	18 SHEET 1	0	
_		GREENFIELD	1	_		INDUSTRIAL1	1 .	4		INDUSTRIAL2		-		PDL		4	REDU	CTION TO AFFOR	
0	DOWN	MIDDLE -	UP -	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP _	0	DOWN	MIDDLE	UP -	0	DOWN 0%	MIDDLE 0%	UP 0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0			-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-		0	-	-		0	-	-	-	0	0%	0%	0%
0	- 1		-	0	-	-	-	0	-	-	-	0	-	-	-	0	0% 0%	0% 0%	0% 0%
0				0	-	-		0	-	-		o	-			ō	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0				0	-			0	-	-		0	-			0	0%	0%	0%
0	-	-	-	0	-	-	-	0	-	-	-	0	-	-	-	0	0%	0%	0%
0	-		-	0	-	-	-	0		-	-	0	-	-	-	0	0%	0%	0%
0				0				0				0				0	0%	0%	0%
0			-	0		-	-	0			-	0		-	-	0	0% 0%	0% 0%	0%
Y	-	-			-	-	-	v	1	Value Area 0 dwellings (0 0 site @(0) dp Gross profit: Absorption: (Planning gain at Subsidy at 0 Sustainability a	t O	, v	-	-	-	, v	U%	- U%	UN.

Value Area: 0											
O Site e(0) deh. Alexergan 0 Plereng gain of 06, September 10 Plereng gain of 06,											
Cross profit 0	0 dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)	dwellings (0)						
Altergram C Person gram of the P			0 site @(0) dph.	0 site @(0) dph.							
Persong gain at ON, Object 100 Persong gain at ON, Object 100											
Substrate Color											
## Of Affordable Housing Off Affordable Housing Off Affordable Hou	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0	Subsidy at 0						
TEST 19 SHEET 1 O	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0	Sustainability at 0						
TEST 1 9-MET 1				0% Affordable Housing	0% Affordable Housing						
CONN MECALE UP CONN	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1	TEST 19 SHEET 1						
			INDUSTRIAL2		REDUCTION TO AFFORDABLE						
	DOWN MIDDLE UP	DOWN MIDDLE UP	O BOWN MIDDLE UP	O DOWN MIDDLE UP							
	0										
1	0	0	0	0							
	0		0	0							
					0 0% 0% 0%						
	0	0	0	0	0 0% 0% 0%						
	0	0	0	0							
Comparison Com		0	0	0							
Value Area: 0 0 0 0 0 0 0 0 0 0											
	ŏ	ŏ = = =	i i i i	i i							
Value Area	0										
Value Area: 0 Outsillings (0) Outsillings	0	0		0	0 0% 0% 0%						
O awellings (0) O state (0) (ph. Gross profit of Gross pro	0	0		0	0 0% 0% 0%						
Absorption 0 Abso			0 site @(0) dph.								
Value Area: 0 O dwellings (0) O site @(0) dph. O site @(0) dph			Absorption: 0								
Value Args. 0 Value Args.											
Value Area: 0 Obs. Affordable Housing											
Value Area: 0 O dwellings (0) O dwellings (0) O site @(0) dph.											
O dwellings (0) O site @ (0) dph. Gross profit: 0 O site @ (0)											
O site @(0) dph. Gross profit: 0 Absorption: 0 Absorption: 0 Absorption: 0 Absorption: 0 Planning gain at 0% Subsidy at 0			0								
Gross profit: 0 Absorption			Value Area: 0								
Absorption: 0 Planning gain at 10% Subsidy at 0 Sustainability at 0 O% Affordable Housing O% Affordable Housing	0 dwellings (0)	dwellings (0)	Value Area: 0 dwellings (0)	dwellings (0)	dwellings (0)						
Subsidy 40 Subsidy 40 Subsidy 40 Subsidy 40 Subsidy 40 Subsidianability 40 O% Affordable Housing	0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	Value Area: 0 dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.						
Sustainability at 0 O% Affordable Housing O% Aff	0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0	dwellings (0) 0 site @(0) dph. Gross profit: 0						
O% Affordable Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	O Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%						
O	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	O Value Area: 0 dwellings (0) O site @(0) dph, Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0						
TEST 20 SHEET 1 OREGINATED O	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0	dwellings (0) O site @(0) dph. Gross proffi: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0						
DOWN MIDULE UP	O dwellings (O) O site @(O) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0%. Subsidy at 0 Sustainability at 0 0% Affordable Housing						
1	0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Plenning gain at 0% Sustainability at 0 0% Affordable Housing 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Sustidy at 0 Sustainability at 0 0% Affordable Housing						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing OTEST 20 SHEET 1	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1	dwellings (0) 0 site @ (0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 00% Affordable Housing TEST 20 SHEET 1						
0	0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustanability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFELD	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL1	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL	dwellings (0) O site @ (0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Osstainability at 0 O% Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE						
	0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustanability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFELD	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDDLE UP	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing TEST 20 SHEET 1 REDUCTION TO AFFORDABLE REDUCTION TO AFFORDABLE DOWN WIDDE UP O DOWN WIDDE UP O DOWN WIDDE UP						
0 0 0 0 0 0 0 0 0 0 0 0	0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustanability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 GREENFELD	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MIDGUE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MODULE UP 0	dwellings (0) O site @ (0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O's Affordable Housing O's Affordable Housing O's MIDDLE UP O'S O'S O'S O'S						
0 0 0 0 0 0 0 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0% 0%	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Afforciable Housing O's Afforciable Housing O's Afforciable Housing O'S Afforciable O'S Af	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSC Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL 0 0 0	dwellings (0) 0 site @ (0) dph. Cross profit: 0 Absorption: 0 Planning gain at 0 % Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 REDUCTION TO AFFORDABLE DOWN MIDDLE UP DOWN MIDDLE UP DOWN MIDDLE UP DOWN DO						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Afforciable Housing O's Afforciable Housing O's Afforciable Housing O'S Afforciable O'S Af	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSC Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 0% Affordable Housing 0 TEST 20 SHEET 1 PDL 0 0 0	dwellings (0) 0 site @ (0) dph. Cross profit: 0 Absorption: 0 Absorption: 0 Blanning gain at 0 % Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'8 Affordable Housing O O'8 Affordable Housing O O'8	Company	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 O's Afforciable Housing TEST 20 SHEET 1 GREENFIELD OOWN MODE UP O O O O	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0 Subsidy at 0 OSA Affordable Housing TEST 20 SHEET 1 INDUSTRIAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 01 0% Affordable Housing 0 TEST 20 SHEET 1 INDUSTRIAL2 DOWN MIDDLE UP 0 0 0	dwellings (0)	dwellings (0) 0 site @ (0) dph.
	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8. Affordable Housing O TEST 20 SHEET 1 OCHAPICAL SHEED OCHAPICAL	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDER UP 0 0 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL DOWN MODLE UP O O O O	dwellings (0) 0 site @ (0) dph.						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8. Affordable Housing O TEST 20 SHEET 1 OCHAPICAL SHEED OCHAPICAL	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 DOWN MIDGLE UP O	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDE: UP 0 0 0 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 PDL DOWN MODLE UP O O O O	dwellings (0) 0 site @ (0) 0 site @ (0) 0 cross profit: 0 Absorption: 0 Absorption: 0 Blanning gain at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 0 Cross profit						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8. Affordable Housing O TEST 20 SHEET 1 OCHAPICAL SHEED OCHAPICAL	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 OSs. Affordable Housing OS. Affordable Housing OSS. Affordable William OSS. Affordable UP TEST 20 SHEET 1 DOWN MEDGE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDE: UP 0 0 0 0	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O O O	dwellings (0) 0 site @ (0) dph.						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O'8 Affordable Housing O TEST 20 SHEET 1 OCHAPICAL SHEET 1 OCHAPIC	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 0 VAIFOR AFFORD AFFOR	dwellings (0)	dwellings (0) 0 1 1 2 2 2 2 2 2 2 2						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Subsidy at 0 Sustainability at 0 O'0 Affordable Housing TEST 20 SHEET 1 CREENIFILD DOWN MIDDLE UP	dwellings (0) 0 0 0 0 0 0 0 0 0	Value Area: 0	dwellings (0)	Owner Owner						
0 0 0 0 0 0 0 0 0 0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Subsidy at 0 Sustainability at 0 O'0 Affordable Housing TEST 20 SHEET 1 CREENIFILD DOWN MIDDLE UP	dwellings (0) 0 0 0 0 0 0 0 0 0	Value Area: 0	dwellings (0)	dwellings (0) 0 1st @ (0) 0 1st @ (0) 0 1st @ (0) 0 1st @ (0) 0 1st @ (0) 0 1st @ (0) 0 1st @ (0) 0 0 0 0 0 0 0 0 0						
0	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Subsidy at 0 Subsidy at 0 Subsidy at 0 O'0 Affordable Housing TEST 20 SHEET 1 OREENFIELD OOWN MIDDLE UP	dwellings (0) 0 0 0 0 0 0 0 0 0	Value Area: 0	dwellings (0)	Owner Owner						
Value Area: 0 0 dwellings (0) 0 site (90) dph. Gross profit: 0 Assorption: 0 Assorption: 0 Planning gain at 0% Subdayl at 0 Subdayl at 0 Sustainability at 0 0% Affordble Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O - O - - O - - O - O - O - - O - O - - O - O - - O - O - - O - - O - - O - - O - - O - - O - - O - - O - - O - - O -	dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MIDDLE UP	Value Area: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						
0 dwellings (0) 0 sile #@(0) aph. Gross profit: 0 Assorption: 0 Assorption: 0 Planning gain at 0% Subday at 0 Sustainability at 0 O% Affordable Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O - O - - O - - O - O - O - - O - O - - O - O - - O - O - - O - - O - - O - - O - - O - - O - - O - - O - - O - - O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O'S Affordable Housing O'S Affordable Housing O'S METALI DOWN MCCLE UP	Value Area: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						
0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Afforbile Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O - O - - O - - O - O - O - - O - O - - O - O - - O - O - - O - - O - - O - - O - - O - - O - - O - - O - - O - - O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0'6 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MICOLE UP	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						
Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Afforbide Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O - O - - O - - O - O - O - - O - O - - O - O - - O - O - - O - - O - - O - - O - - O - - O - - O - - O - - O - - O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Ara: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						
Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Sustainability at 0 O% Afforbile Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O - O - - O - - O - O - O - - O - O - - O - O - - O - O - - O - - O - - O - - O - - O - - O - - O - - O - - O - - O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O% Affordable Housing 0 TEST 20 SHEET 1 DOWN MICOLE UP 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						
Planning gain at 0% Subsky at 0 Subsky at 0 Substainability at 0 O% Afforbile Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Ara: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						
Subsidy at 0 Sustainability at 0 O% Affordable Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0 dwellings (0) 0 site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 Subsidy at 0 O% Affordable Housing TEST 20 SHEET 1 DOWN MIDDLE UP O	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @ (0) dph.						
0% Affordable Housing	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @ (0) dph.						
	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @(0) dph.						
	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 site @ (0) dph.						
	O dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Sustainability at 0 O% Affordable Housing O TEST 20 SHEET 1 DOWN MODLE UP O O -	dwellings (0) O site @(0) dph. Gross profit: 0 Absorption: 0 Planning gain at 0% Subsidy at 0 Subsidy at 0 O's Affordable Housing TEST 20 SHEET 1 NOUSTRAL1 DOWN MIDDLE UP	Value Area: 0	dwellings (0) 0 site @(0) dph.	dwellings (0) 0 1 1 1 1 1 1 1 1 1						