			Affordable Hous	ing		
	Value area 1					
	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value	Headroom (sum
30%					threshold per ha	available for policy
						standards after policy
						applied)
	0.5	£1,277,412	£2,554,824	£812,360	£1,284,920	£1,269,904
	1	£2,160,736	£2,160,736	£1,660,053	£1,284,920	£875,816
	1	£1,065,976	£1,065,976	£1,596,444	£1,284,920	-£218,944
	2	£4,490,928	£2,245,464	£3,166,271	£1,284,920	£960,544
	5	£9,596,307	£1,919,261	£7,813,120	£1,284,920	£634,341
	10	£19,664,692	£1,966,469	£15,508,204	£1,284,920	£681,549
		-,,	, , , , , , , ,	-,,	Average	£700,535
	Value area 2					
	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value	Headroom (sum
					threshold per ha	available for policy
20%					·	standards after policy
						applied)
	0.5	£688,833	£1,377,666	£745,847	£741,300	£636,366
	1	£1,387,849	£1,387,849	£1,319,971	£741,300	£646,549
	1	£155,163	£155,163	£1,370,845	£741,300	-£586,137
		£2,618,197	£1,309,098	£2,690,824	£741,300	£567,798
	2 5	£5,780,628	£1,156,126	£6,462,159	£741,300	£414,826
	10	£11,561,256	£1,156,126	£12,899,208	£741,300	£414,826
		, , , , , , , , , , , , , , , , , , , ,	,,	, ,	Average	£349,038
	Value area 3				<u> </u>	•
20%	Site Size (ha)	Site value	Site value per ha	20% GDV	Site value	Headroom (sum
					threshold per ha	available for policy
					·	standards after policy
						applied)
	0.5	£372,560	£745,121	£648,562	£593,040	£152,081
	1	£781,307	£781,307	£1,147,801	£593,040	£188,267
	1	£0	£0	£1,192,039	£593,040	-£593,040
	2 5	£1,438,666	£719,333	£2,339,847	£593,040	£126,293
	_					
	5	£3,125,267	£625,053	£5,619,269	£593,040	£32,013
	5 10	£3,125,267 £6,250,533	£625,053 £625,053	£5,619,269 £11,216,703	£593,040 £593,040	
			· ·			£32,013 £32,013 - £10,395
	10		· ·		£593,040	£32,013
	Value area 4	£6,250,533	£625,053	£11,216,703	£593,040 Average	£32,013 - £10,395
	10		· ·		£593,040 Average Site value	£32,013 -£10,395 Headroom (sum
	Value area 4	£6,250,533	£625,053	£11,216,703	£593,040 Average	£32,013 -£10,395 Headroom (sum available for policy
	Value area 4	£6,250,533	£625,053	£11,216,703	£593,040 Average Site value	£32,013 -£10,395 Headroom (sum
	Value area 4 Site Size (ha)	£6,250,533	£625,053	£11,216,703	£593,040 Average Site value threshold per ha	£32,013 -£10,395 Headroom (sum available for policy standards after policy applied)
20%	Value area 4 Site Size (ha) 0.5	£6,250,533 Site value £109,000	£625,053 Site value per ha £217,999	£11,216,703 20% GDV £567,492	£593,040 Average Site value threshold per ha	Headroom (sum available for policy standards after policy applied) -£226,781
20%	Value area 4 Site Size (ha) 0.5 1	£6,250,533 Site value £109,000 £267,312	£625,053 Site value per ha £217,999 £267,312	£11,216,703 20% GDV £567,492 £1,004,326	£593,040 Average Site value threshold per ha £444,780 £444,780	Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468
20%	Value area 4 Site Size (ha) 0.5 1	£6,250,533 Site value £109,000 £267,312 £0	£625,053 Site value per ha £217,999 £267,312 £0	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780	Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780
20%	Value area 4 Site Size (ha) 0.5 1	£6,250,533 Site value £109,000 £267,312 £0 £454,348	£625,053 Site value per ha £217,999 £267,312 £0 £227,174	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780	Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5	£109,000 £267,312 £0 £454,348 £874,630	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780	£32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854
20%	Value area 4 Site Size (ha) 0.5 1	£6,250,533 Site value £109,000 £267,312 £0 £454,348	£625,053 Site value per ha £217,999 £267,312 £0 £227,174	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780	£32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£269,854
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10	£109,000 £267,312 £0 £454,348 £874,630	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780	£32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£269,854
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 Average	£32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£267,724
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10	£109,000 £267,312 £0 £454,348 £874,630	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 Site value	£32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£267,724 Headroom (sum
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 Average	#32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£267,724 Headroom (sum available for policy
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 Site value	#32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£267,724 Headroom (sum available for policy standards after policy standards after policy
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 Site value threshold per ha	Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£269,854 -£269,854 -£267,724 Headroom (sum available for policy standards after policy applied)
20%	Value area 4 Site Size (ha) 0.5 1 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260 Site value	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926 Site value per ha	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 Average Site value threshold per ha £296,520	Headroom (sum available for policy standards after policy applied) -£226,78: -£177,468 -£444,780 -£269,854 -£267,724 Headroom (sum available for policy standards after policy standards after policy applied) -£296,520
	Value area 4 Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260 Site value	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926 Site value per ha £0 £0 £0	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 Average Site value threshold per ha £296,520 £296,520 £296,520	Headroom (sum available for policy standards after policy applied) -£226,78: -£177,468 -£444,780 -£269,854 -£267,724 Headroom (sum available for policy standards after policy standards after policy applied) -£296,520 -£296,520
	Value area 4 Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260 Site value	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926 Site value per ha £0 £0 £0 £0	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV £489,669 £910,881 £952,121	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 £444,780 £4596,520 £296,520 £296,520 £296,520 £296,520 £296,520 £296,520	Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£269,854 -£267,724 Headroom (sum available for policy standards after policy standards after policy standards after policy applied) -£296,520 -£296,520
	Value area 4 Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260 Site value	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926 Site value per ha £0 £0 £0 £0 £0	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV £489,669 £910,881 £952,121 £1,860,970	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 Average Site value threshold per ha £296,520 £296,520 £296,520 £296,520	Headroom (sum available for policy standards after policy applied) -f226,783 -f177,468 -f444,780 -f217,606 -f269,854 -f267,724 Headroom (sum available for policy standards after policy standards after policy 400,000 -f296,520 -f296,520 -f296,520
	Value area 4 Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260 Site value	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926 Site value per ha £0 £0 £0 £0 £0	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV £489,669 £910,881 £952,121 £1,860,970 £4,422,537	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 Average Site value threshold per ha £296,520 £296,520 £296,520 £296,520 £296,520	#32,013 - £10,39 Headroom (sum available for policy standards after policy applied) -£226,783 -£177,468 -£444,780 -£269,854 -£269,854 -£267,724 Headroom (sum available for policy standards after policy standards after policy -£296,520 -£296,520 -£296,520 -£296,520 -£296,520
	Value area 4 Site Size (ha) 0.5 1 2 5 10 Value area 5 Site Size (ha)	£109,000 £267,312 £0 £454,348 £874,630 £1,749,260 Site value	£625,053 Site value per ha £217,999 £267,312 £0 £227,174 £174,926 £174,926 Site value per ha £0 £0 £0 £0 £0 £0 £0	£11,216,703 20% GDV £567,492 £1,004,326 £1,043,034 £2,047,366 £4,916,860 £9,814,615 20% GDV £489,669 £910,881 £952,121 £1,860,970	£593,040 Average Site value threshold per ha £444,780 £444,780 £444,780 £444,780 £444,780 Average Site value threshold per ha £296,520 £296,520 £296,520 £296,520	#32,013 -£10,395 Headroom (sum available for policy standards after policy applied) -£226,781 -£177,468 -£444,780 -£217,606 -£269,854 -£267,724 Headroom (sum available for policy standards after policy standards after policy