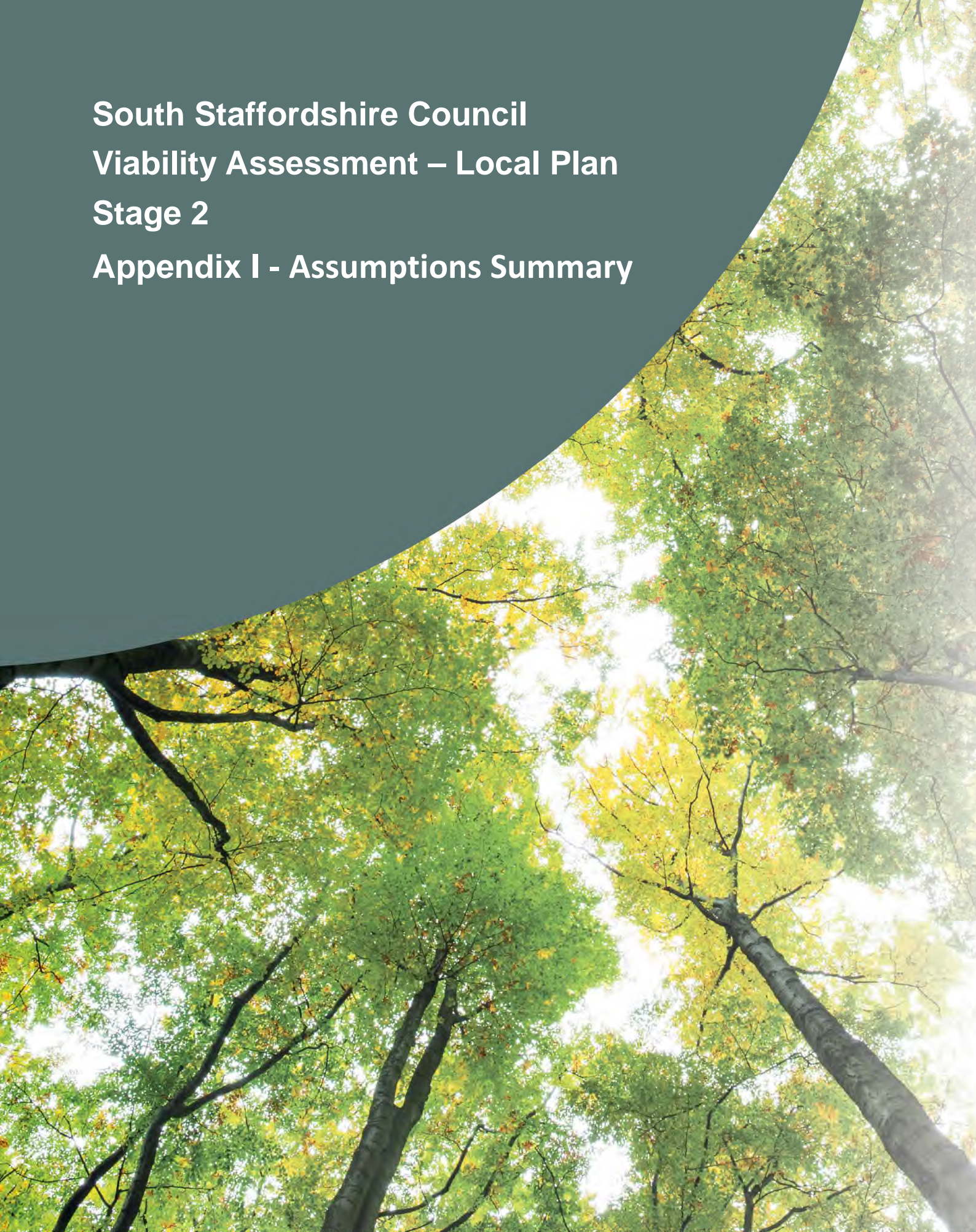


**South Staffordshire Council  
Viability Assessment – Local Plan  
Stage 2  
Appendix I - Assumptions Summary**



## South Staffordshire Council - Appendix I - Stage 2 Viability Assessment: Specific Site Allocations - Residential Assumptions (Sheet 1 of 3)

### Affordable Housing Tenure Proportion

Following Stage 1, Stage 2 focuses on testing 20%-30% affordable housing overall on specific site allocations. Affordable Housing tenure split assumed at 50% Social Rented and 50% Intermediate based on latest SHMA. 10% Low Cost / Affordable Home Ownership (AHO) of total overall requirements. 25% First Homes assuming 30% discount. The above assumes fully applied policy position - actual percentage will necessarily vary due to policy requirement.

### Affordable Housing Revenue Assumptions

Unit	Market Size	Social Rent		Affordable Rent		Shared Ownership	First Homes
		Average across South Staffs District	Social Rent transfer price	LHA South Staffs District	Affordable Rent transfer price		
1BF	50	£77.79	£63,828	£93.89	£77,405	65% MV	70% MV (assuming 30% discount)
2BF	70	£91.03	£74,574	£121.59	£100,246		
2BH	79	£92.58	£75,844	£121.59	£100,246		
3BH	100	£95.50	£78,236	£143.45	£118,265		
4BH	130	£111.81	£91,598	£183.73	£151,473		

Note: Social Rent assumptions taken from info on actual rents charged provided by SSDC with reference to average/median rents.

Unit Sizes (sq. m)*	Private	Affordable
1-bed flat	50	50
2-bed flat	61	61
2-bed house	79	79
3-bed house	93	93
4-bed house	130	106

\*based also on Nationally Described Space Standard compliance

#### Dwelling mix principles - for building up assumptions

**Market Housing: 10% 1-beds, 35% 2-beds, 30% 3-beds, 25% 4-beds**

**Affordable Housing: 20% 1-beds, 40% 2-beds, 30% 3-beds, 10% 4-beds**

Note: All subject to 'best fit scenario'.

### Value Levels / Research Indications - South Staffordshire

The Stage 1 Assessment, completed in 2021, assumed a range of Value Levels (VLs) for sensitivity testing between £2,500 - £4,300/m<sup>2</sup> with the key typical new build range at that stage noted as between £3,100 - £3,700/m<sup>2</sup>. According to the Land Registry, property values have increased by circa 24% since the Stage 1 research and data analysis as was undertaken in 2019. However, to appropriately consider values as further context for the current Stage 2 Assessment, we have also conducted a further review of both new build and re-sale property sold prices together with current asking prices. To reflect updated market conditions at an appropriate overview level, considering the range of typical values seen through latest data Stage 2 adopts a range of sensitivity tests from £3,000 - £4,000/m<sup>2</sup> at £100/m<sup>2</sup> steps. Within this range, taking into account the previous picture and current data as far as available, we consider the key new build values across the district typically within approximately £3,500 - £4,000/m<sup>2</sup> reflecting the SSC dwelling mix.

The analysis of the Land Registry new build dataset indicates the following average values reflecting the Council's housing mix policy across the district of £3,511 - £3,928/m<sup>2</sup>. This data is focused on Penkridge and Codsall representing typically a lower and upper value location within the district respectively, as follows:-

Property Type	GIA	£/m <sup>2</sup> Range	Average Value £/m <sup>2</sup> <i>*based on SSC policy housing mix</i>
1BF	50	£3,812 - £4,271	£3,511 - £3,928
2BF	61	£3,729 - £4,176	
2BH	79	£3,594 - £4,022	
3BH	93	£3,488 - £3,901	
4BH	130	£3,209 - £3,584	

Market Value (MV) - Assumed Value levels (VLS) tested) £/sq. m			1-bed flat	2-bed flat	2-bed house	3-bed house	4-bed house
VL1	£3,000	Lower value sensitivity tests	£150,000	£183,000	£237,000	£279,000	£390,000
VL2	£3,100		£155,000	£189,100	£244,900	£288,300	£403,000
VL3	£3,200	Lower end new build values	£160,000	£195,200	£252,800	£297,600	£416,000
VL4	£3,300		£165,000	£201,300	£260,700	£306,900	£429,000
VL5	£3,400		£170,000	£207,400	£268,600	£316,200	£442,000
VL6	£3,500	Typical new build values	£175,000	£213,500	£276,500	£325,500	£455,000
VL7	£3,600		£180,000	£219,600	£284,400	£334,800	£468,000
VL8	£3,700		£185,000	£225,700	£292,300	£344,100	£481,000
VL9	£3,800		£190,000	£231,800	£300,200	£353,400	£494,000
VL10	£3,900	Higher end new build values	£195,000	£237,900	£308,100	£362,700	£507,000
VL11	£4,000		£200,000	£244,000	£316,000	£372,000	£520,000

**South Staffordshire Council - Appendix I - Stage 2 Viability Assessment:  
Local Plan & CIL Residential Assumptions - First Homes Analysis (Sheet 2 of 3)**

100% Market Value												
Unit Type	Size of unit (m <sup>2</sup> )	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000	£3,100	£3,200	£3,300	£3,400	£3,500	£3,600	£3,700	£3,800	£3,900	£4,000
1BF	50	£150,000	£155,000	£160,000	£165,000	£170,000	£175,000	£180,000	£185,000	£190,000	£195,000	£200,000
2BF	67	£183,000	£189,100	£195,200	£201,300	£207,400	£213,500	£219,600	£225,700	£231,800	£237,900	£244,000
2BH	75	£237,000	£244,900	£252,800	£260,700	£268,600	£276,500	£284,400	£292,300	£300,200	£308,100	£316,000
3BH	93	£279,000	£288,300	£297,600	£306,900	£316,200	£325,500	£334,800	£344,100	£353,400	£362,700	£372,000
4BH	106	£390,000	£403,000	£416,000	£429,000	£442,000	£455,000	£468,000	£481,000	£494,000	£507,000	£520,000

30% Discount												
Unit Type	Size of unit (m <sup>2</sup> )	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000	£3,100	£3,200	£3,300	£3,400	£3,500	£3,600	£3,700	£3,800	£3,900	£4,000
1BF	50	£105,000	£108,500	£112,000	£115,500	£119,000	£122,500	£126,000	£129,500	£133,000	£136,500	£140,000
2BF	61	£128,100	£132,370	£136,640	£140,910	£145,180	£149,450	£153,720	£157,990	£162,260	£166,530	£170,800
2BH	79	£165,900	£171,430	£176,960	£182,490	£188,020	£193,550	£199,080	£204,610	£210,140	£215,670	£221,200
3BH	93	£195,300	£201,810	£208,320	£214,830	£221,340	£227,850	£234,360	£240,870	£247,380	£253,890	£260,400
4BH	106	£273,000	£282,100	£291,200	£300,300	£309,400	£318,500	£327,600	£336,700	£345,800	£354,900	£364,000

40% Discount												
Unit Type	Size of unit (m <sup>2</sup> )	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000	£3,100	£3,200	£3,300	£3,400	£3,500	£3,600	£3,700	£3,800	£3,900	£4,000
1BF	50	£90,000	£93,000	£96,000	£99,000	£102,000	£105,000	£108,000	£111,000	£114,000	£117,000	£120,000
2BF	61	£109,800	£113,460	£117,120	£120,780	£124,440	£128,100	£131,760	£135,420	£139,080	£142,740	£146,400
2BH	79	£142,200	£146,940	£151,680	£156,420	£161,160	£165,900	£170,640	£175,380	£180,120	£184,860	£189,600
3BH	93	£167,400	£172,980	£178,560	£184,140	£189,720	£195,300	£200,880	£206,460	£212,040	£217,620	£223,200
4BH	106	£234,000	£241,800	£249,600	£257,400	£265,200	£273,000	£280,800	£288,600	£296,400	£304,200	£312,000

50% Discount												
Unit Type	Size of unit (m <sup>2</sup> )	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000	£3,100	£3,200	£3,300	£3,400	£3,500	£3,600	£3,700	£3,800	£3,900	£4,000
1BF	50	£75,000	£77,500	£80,000	£82,500	£85,000	£87,500	£90,000	£92,500	£95,000	£97,500	£100,000
2BF	61	£91,500	£94,550	£97,600	£100,650	£103,700	£106,750	£109,800	£112,850	£115,900	£118,950	£122,000
2BH	79	£118,500	£122,450	£126,400	£130,350	£134,300	£138,250	£142,200	£146,150	£150,100	£154,050	£158,000
3BH	93	£139,500	£144,150	£148,800	£153,450	£158,100	£162,750	£167,400	£172,050	£176,700	£181,350	£186,000
4BH	106	£195,000	£201,500	£208,000	£214,500	£221,000	£227,500	£234,000	£240,500	£247,000	£253,500	£260,000

Red denotes property value above the £250,000 FH cap.

Discount required to achieve £250,000 cap												
Unit Type	Size of unit (m <sup>2</sup> )	VL1	VL2	VL3	VL4	VL5	VL6	VL7	VL8	VL9	VL10	VL11
		£3,000	£3,100	£3,200	£3,300	£3,400	£3,500	£3,600	£3,700	£3,800	£3,900	£4,000
1BF	50	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
2BF	61	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
2BH	79	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%
3BH	93	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	30.0%	31.1%	32.8%
4BH	106	35.9%	38.0%	39.9%	41.7%	43.4%	45.1%	46.6%	48.0%	49.4%	50.7%	51.9%

**South Staffordshire Council - Appendix I - Stage 2 Viability Assessment:  
Local Plan & CIL Residential Assumptions (Sheet 3 of 3)**

Development / Policy Costs	South Staffordshire Council	Notes / variances
<b>RESIDENTIAL BUILDING, MARKETING &amp; S106 COSTS</b>		
Build Costs Estate Housing - generally (£/sq. m) <sup>1</sup>	£1,276	BCIS (5yr period) figures are exclusive of external works
Build Costs Mixed Developments - generally (£/sq. m) <sup>1</sup>	£1,310 (£1,203 LQ)	Build costs based on BCIS "median" - strategic-scale site typologies tested at "lower quartile" rates. 85% Net:Gross floor area adjustment (Flats Only)
Build Costs (Supported Housing - Generally) (£/sq.m) <sup>1</sup>	£1,550	Retirement - Sheltered and Extra Care (plus additional allowances for communal areas (@ 25% & 35% respectively, from base 15%)
External Works	10% (Flats) 15% (Houses)	Added to build costs.
Site Works (on gross)	£500,000/ha	Additional cost allowances for larger site typologies
Contingencies (% of build cost)	3%-15%	Assume 5% base test. Strategic-scale site typologies tested at 3%.
Professional & Other Fees (% of build cost)	7%-10%	Strategic-scale site typologies tested at 10%.
Sustainable Design / Construction Standards (% of build cost) <sup>2</sup>	4.73% (Flats) 7% (Houses)	Represents Zero Carbon Standard (Regulated)
Biodiversity Net Gain (BNG) (% of build cost) <sup>3</sup>	0.8% (PDL) 3.1% (Greenfield)	% varies based on site type (PDL/GF)
Electric Vehicle Charging Points (£ per dwelling) <sup>4</sup>	£865/unit (Houses) £1,961/unit (Flats)	Mixed (Houses/Flats) typologies - cost weighted by dwelling mix, assumes 1x EVCP per dwelling
M4(2) Accessible and adaptable dwellings (per unit) <sup>5</sup>	£15.5/m <sup>2</sup>	Applied to all units. High-level costs based on the analysis as described in the 'Raising accessibility standards in new homes' consultation document
Water Efficiency Standards	110 litres per person per day	<i>Assumed nominal cost (forming part of overall cost allowance) based on DSP research and analysis</i>
Marketing & Sales Costs (% of GDV)	3%	
Legal Fees on sale (£ per unit)	£750	
<b>S106 Contributions (Note: see individual site sheets (Tables 1a - 1e) for bespoke cost assumptions)</b>		
Cannock Chase SAC (SAMM) (£ per dwelling)	£299.11/unit <i>plus £100 admin fee per development</i>	Stage 1 typology-based assumption. Although the latest cost data has decreased by £9/dwelling (total £290/dwelling), the original Stage 1 assumption has been retained for Stage 2.
Open Space Maintenance Fee (£)	<i>Variable</i>	Stage 1 typology-based assumption with (lower) allowances made for Stage 2 as discussed with the Council on a site specific basis.
Sports Facilities & Playing Pitch Commuted Sums (£ per dwelling)	£2,379/unit	Based on education contributions methodology as provided by SSC - bespoke allowances made for Stage 2
Education Contributions	<i>Variable</i>	
<b>DEVELOPER'S RETURN FOR RISK AND PROFIT</b>		
Open Market Housing Profit (% of GDV)	17.5%	Range of 15% - 20%, DSP assumed testing at mid-point of range at 17.5%
Affordable Housing Profit (% of GDV)	6%	
First Homes Profit (% of GDV)	10-12%	no established experience or range available at the time of modelling, but assume 10-12% and have adopted 12% GDV in appraisal modelling at this stage.
<b>FINANCE &amp; ACQUISITION COSTS</b>		
Agents Fees (% of site value)	1.50%	
Legal Fees (% of site value)	0.75%	
Stamp Duty Land Tax (% of site value)	0% to 5%	HMRC scale
Finance Rate - Build (%)	6.5%	
Finance Rate - Land (%)	6.5%	

Notes:

<sup>1</sup> Build cost taken as "Median" figure from BCIS for that build type unless otherwise stated - e.g. flats ; houses storey heights etc. and then rounded. Median figure gives a better figure than the Mean as it is not so influenced by rogue figures that can distort the mean on small sample sizes. The BCIS figure for South Staffordshire has been used and averaged across the area. Externals added separately at 10-15%. Site works added separately.

<sup>2</sup> informed by extensive DSP information review and costs data analysis based on reports by Currie & Brown

<sup>3</sup> Biodiversity Net Gain Impact Assessment - Natural England (Table 19-20, Scenario C)

<sup>4</sup> based on mid-point in range of costs identified within [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/817069/impact-assessment-residential.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/817069/impact-assessment-residential.pdf)

<sup>5</sup> <https://www.gov.uk/government/consultations/raising-accessibility-standards-for-new-homes/raising-accessibility-standards-for-new-homes-html-version#raising-accessibility-standards-of-new-homes>

**South Staffordshire Council - Appendix I - Local Plan Viability Assessment Stage 2  
Site Allocation: Table 1a Land North of Penkrige - Residential Assumptions**

<b>Site Name:</b>	<b>Land North of Penkrige</b> <i>Comprising the following sites: Land North of Penkrige off A449 (East), Land North of Penkrige A449 and Land at Lower Drayton Farm.</i>
<b>Site Type:</b>	<b>Greenfield</b>
<b>Indicative capacity: (approx. no. of dwellings)</b>	1,129 (including sheltered or extra care of at least 40 units)
<b>Affordable Housing %:</b>	20% / 30% (tenure assuming 25% First Homes, 50% Social rent and 25% Shared Ownership)
<b>Assumed Gross Site Area (ha):</b>	65.7
<b>Site works/infrastructure:</b>	Assume £25,000/dwelling at this stage pending detailed costing information (in addition to BCIS plus external works). Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. On this basis we have adopted a typical cost allowance for strategic sites at this scale based on the range set out in the Harman Report (2012), uplifted by the Tender Price Index (TPI).
<b>Contingency Allowance:</b>	5%
<b>Indicative Residential Market Value (£/sq.m.):</b>	Range sensitivity tested from £3,000 - £4,000/m <sup>2</sup>
<b>Housing Trajectory - timescales/phasing:</b>	160/dwellings pa (total) 8yrs (96 months) for whole development (including 6 months lead-in and sales offset 12 months from construction, over 85 months).
<b>DSP Additional Assumptions / Comments / Site Specific Costs</b> <i>Main cost assumptions - Sheet 2</i>	
<ul style="list-style-type: none"> <li>• Local convenience store, flexible community/employment space - <i>details unknown at this stage</i></li> <li>• Open Space contribution £443,292.</li> <li>• Green Belt Compensatory offsite contribution £984,369 plus 15.1ha land take (servicing £700/dwelling).</li> <li>• New Primary School 1FE (1.02ha) provision £6,141,359 plus off-site contribution £5,371,680.</li> <li>• Highways off-site contribution £2,640,000.</li> <li>• Sports facilities contribution £215,887.</li> <li>• Health contribution £1,016,100.</li> </ul>	

Dixon Searle Partnership (2022)

**South Staffordshire Council - Appendix I - Local Plan Viability Assessment Stage 2  
Site Allocation: Table 1b Land East of Billbrook - Residential Assumptions**

<b>Site Name:</b>	<b>Land East of Billbrook</b>
<b>Site Type:</b>	<b>Greenfield</b>
<b>Indicative capacity: (approx. no. of dwellings)</b>	848 (including sheltered or extra care of at least 40 units)
<b>Affordable Housing %:</b>	20% / 30% (tenure assuming 25% First Homes, 50% Social rent and 25% Shared Ownership)
<b>Assumed Gross Site Area (ha):</b>	39.6
<b>Site works/infrastructure:</b>	Assume £25,000/dwelling at this stage pending detailed costing information (in addition to BCIS plus external works). Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. On this basis we have adopted a typical cost allowance for strategic sites at this scale based on the range set out in the Harman Report (2012), uplifted by the Tender Price Index (TPI).
<b>Contingency Allowance:</b>	5%
<b>Indicative Residential Market Value (£/sq.m.):</b>	Range sensitivity tested from £3,000 - £4,000/m <sup>2</sup>
<b>Housing Trajectory - timescales/phasing:</b>	160/dwellings pa (total) 6.25yrs (75 months) for whole development (including 6 months lead-in and sales offset 12 months from construction, over 64 months).
<b>DSP Additional Assumptions / Comments / Site Specific Costs</b> <i>Main cost assumptions - Sheet 2</i>	
• Small local supermarket, flexible community/employment space - <i>details unknown at this stage</i>	
• Open Space contribution £332,469.	
• Green Belt Compensatory offsite contribution £189,051 plus 2.9ha land take (servicing £700/dwelling).	
• New Primary School 1.5FE (1.28ha) provision £4,401,070 plus off-site contribution £2,426,626.	
• Highways off-site contribution £3,200,000.	
• Sports facilities contribution £385,509.	
• Health contribution £763,200.	

Dixon Searle Partnership (2022)

**South Staffordshire Council - Appendix I - Local Plan Viability Assessment Stage 2  
Site Allocation: Table 1c Land at Cross Green - Residential Assumptions**

<b>Site Name:</b>	<b>Land at Cross Green</b>
<b>Site Type:</b>	<b>Greenfield</b>
<b>Indicative capacity: (approx. no. of dwellings)</b>	1200 (including sheltered or extra care of at least 40 units)
<b>Affordable Housing %:</b>	20% / 30% (tenure assuming 25% First Homes, 50% Social rent and 25% Shared Ownership)
<b>Assumed Gross Site Area (ha):</b>	54.3
<b>Site works/infrastructure:</b>	Assume £25,000/dwelling at this stage pending detailed costing information (in addition to BCIS plus external works). Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. On this basis we have adopted a typical cost allowance for strategic sites at this scale based on the range set out in the Harman Report (2012), uplifted by the Tender Price Index (TPI).
<b>Contingency Allowance:</b>	5%
<b>Indicative Residential Market Value (£/sq.m.):</b>	Range sensitivity tested from £3,000 - £4,000/m <sup>2</sup>
<b>Housing Trajectory - timescales/phasing:</b>	160/dwellings pa (total) 8.4yrs (101 months) for whole development (including 6 months lead-in and sales offset 12 months from construction, over 90 months).
<b>DSP Additional Assumptions / Comments / Site Specific Costs</b> <i>Main cost assumptions - Sheet 2</i>	
• Community hub/village centre - <i>details unknown at this stage</i>	
• Open Space contribution £469,368.	
• Green Belt Compensatory offsite contributiou £573,672 plus 8.8ha land take (servicing £700/dwelling).	
• New Primary School 1.5FE (1.6ha) provision £9,983,703 plus off-site contribution £896,400.	
• Highways off-site contribution £4,400,000.	
• Sports facilities contribution £229,464.	
• Health contribution £1,080,000.	

Dixon Searle Partnership (2022)

**South Staffordshire Council - Appendix I - Local Plan Viability Assessment Stage 2  
Site Allocation: Table 1d Land at Linthouse Lane - Residential Assumptions**

<b>Site Name:</b>	<b>Land at Linthouse Lane</b>
<b>Site Type:</b>	<b>Greenfield</b>
<b>Indicative capacity: (approx. no. of dwellings)</b>	1,976 (including sheltered or extra care of at least 80 units)
<b>Affordable Housing %:</b>	20% / 30% (tenure assuming 25% First Homes, 50% Social rent and 25% Shared Ownership)
<b>Assumed Gross Site Area (ha):</b>	94.1
<b>Site works/infrastructure:</b>	Assume £25,000/dwelling at this stage pending detailed costing information (in addition to BCIS plus external works). Note: these costs relate to site works e.g. prep, servicing etc. At this stage detailed infrastructure requirements for these sites are unknown. On this basis we have adopted a typical cost allowance for strategic sites at this scale based on the range set out in the Harman Report (2012), uplifted by the Tender Price Index (TPI).
<b>Contingency Allowance:</b>	5%
<b>Indicative Residential Market Value (£/sq.m.):</b>	Range sensitivity tested from £3,000 - £4,000/m <sup>2</sup>
<b>Housing Trajectory - timescales/phasing:</b>	160/dwellings pa (total) 12.3yrs (148 months) for whole development (including 6 months lead-in and sales offset 12 months from construction, over 137 months).
<b>DSP Additional Assumptions / Comments / Site Specific Costs</b> <i>Main cost assumptions - Sheet 2</i>	
• Community hub/village centre - <i>details unknown at this stage</i>	
• Open Space contribution £775,761.	
• Green Belt Compensatory offsite contributiun £1,851,396 plus 28.4ha land take (servicing £700/dwelling).	
• New Primary School 2FE (2ha) provision £11,378.438 plus off-site contribution £896,400.	
• Highways off-site contribution £2,500,000.	
• Sports facilities contribution £377,851.	
• Health contribution £1,679,600.	

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**South Staffordshire Council - Appendix I - Local Plan Viability Assessment Stage 2  
Site Allocations: Table 1e Non-strategic sites tested - Assumptions**

Site Name	Indicative capacity: (approx. no. of dwellings)	Allocation development Site Area (Gross)	Open Space (maintenance)	GB Compensatory (maintenance)*	GB Compensatory Land (ha)*	Education	Sports & Community Facilities contribution (sport)	Health	Additional notes on assumptions
<b>Land adjacent 44 Station Rd, Codsall/Billbrook Greenfield</b> (Site Ref: 224)	85	4ha	£32,595	£345,507	5.3ha (proxy) (plus servicing @ £700/dwelling)	(Three-Tier) £651,836	£38,642	£76,500	30 space station car park - cost and revenue (0.7ha)
<b>Land off Holly Lane Part 1, Cheslyn Hay/Great Wyrley Greenfield</b> (Site Ref: 536a)	84	4ha	£32,595	£345,507	5.3ha (proxy) (plus servicing @ £700/dwelling)	(Two-Tier) £644,167	£38,187	£75,600	Drop-off parking for Landywood Primary school. Mix to include housing suitable for older persons
<b>Land at Landywood Lane, Cheslyn Hay/Great Wyrley Greenfield</b> (Site Ref: 136)	155	7.4ha	£45,633	£410,697	6.3ha (plus servicing @ £700/dwelling)	(Two-Tier) £835,884	£49,552 (Allotments)	£98,100	To include country park (see GB compensatory measures) and allotments. Costs schedule provided by the promoter / prospective applicant / agent indicates abnormal mineshaft related costs at approx. £250,000. 25 space station car park - cost and revenue
<b>Land south of Kiddemore Green Road, Brewood Greenfield</b> (Site Ref: 079)	43	2.1ha	£19,557	£91,266	1.4ha (proxy) (plus servicing @ £700/dwelling)	(Three-Tier) £329,752	£19,548	£38,700	Mix to include housing suitable for older persons
<b>Land off Hyde Lane (west), Kinver Greenfield</b> (Site Ref: 576)	44	2ha	£19,557	£91,266	1.4ha (plus servicing @ £700/dwelling)	(Two-Tier) £337,421	£20,003	£39,600	1.4ha offsite green space (see GB compensatory measures)

*\*Pro-rata proxy estimate applied to Land adjacent 44 Station Rd, Land of Holly Lane and Land South of Kiddemore - detailed information unavailable at this stage. Proxy estimates based on the sites where GB Compensatory information is known.  
Note: SAMM/SAC contribution detail set out in Sheet 3 of 'Residential Assumptions' and included in both the strategic site and non-strategic site allocation appraisal modelling.*