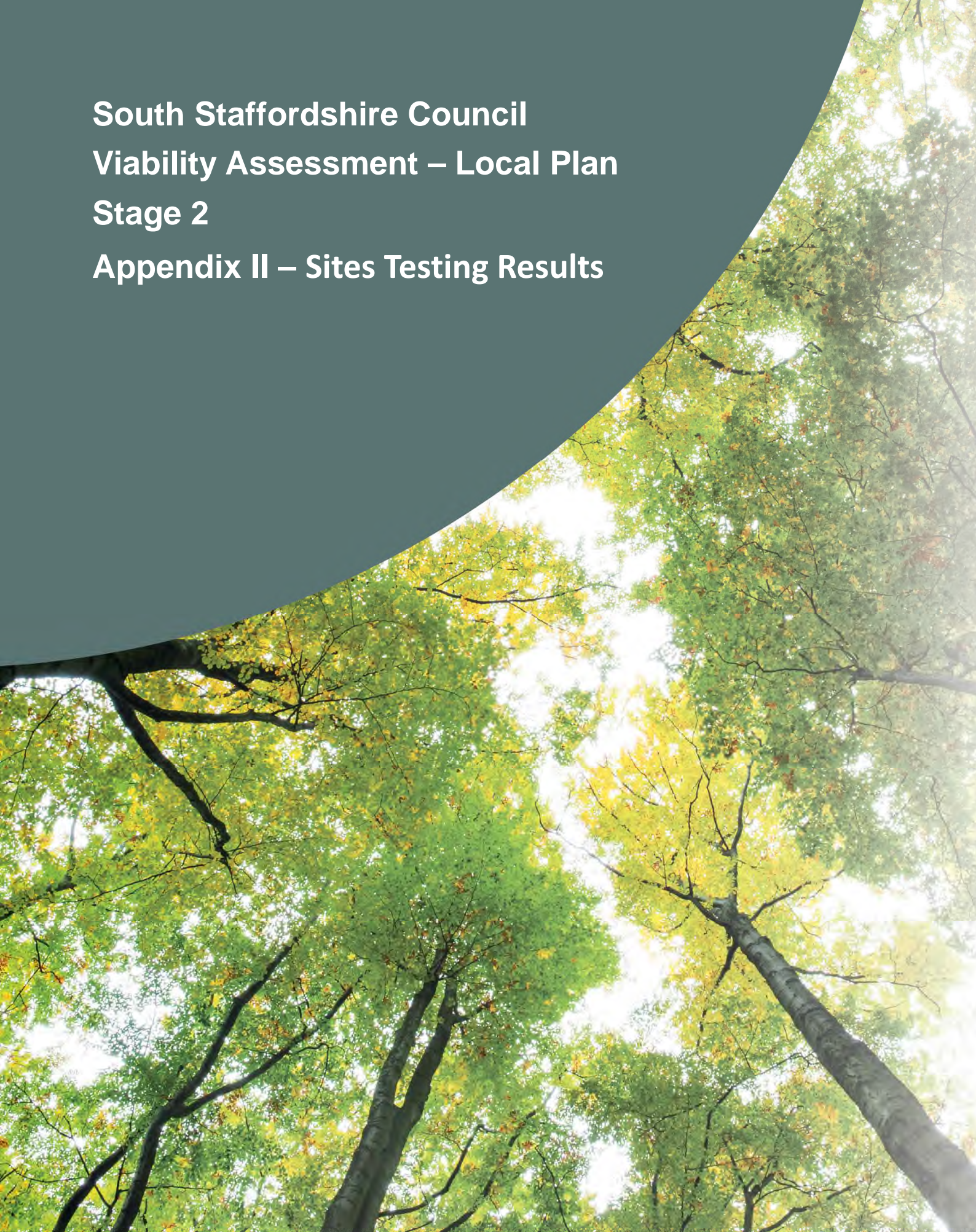


**South Staffordshire Council  
Viability Assessment – Local Plan  
Stage 2  
Appendix II – Sites Testing Results**



**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2a Land North of Penkridge**

Site Name	Land North of Penkridge
Site Type	Greenfield
Dwelling Capacity	1,129 units
Gross Land Area (ha)	65.70
Blended overall BLV £/ha (subject site area and GB compensation land)	£212,624

Sales Value Range £/m2	Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit				Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit			
	17.5% Developer Profit				17.5% Developer Profit				Sensitivity Test @ 20% Developer Profit				Sensitivity Test @ 20% Developer Profit			
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)	
£3,300/m2	£1,252,865	£11,086,528	£4,986,433	£15,518,554	£6,765,533	£16,356,114	£10,362,482	£20,783,115	£3,785,477	£6,124,410	£435,358	£10,985,764	£2,105,363	£16,356,114	£6,024,594	£16,371,970
£3,400/m2	£6,069,379	£16,005,230	£9,621,704	£20,427,264	£11,436,395	£21,270,305	£14,887,270	£25,691,908	£1,422,523	£11,282,386	£5,318,819	£15,965,186	£6,996,220	£21,270,305	£10,765,055	£21,239,692
£3,500/m2	£10,668,348	£20,915,707	£14,113,093	£25,336,151	£15,932,884	£26,180,257	£19,377,630	£30,600,699	£6,283,246	£16,298,960	£10,002,569	£20,782,559	£11,713,938	£26,180,257	£15,375,578	£26,051,781
£3,600/m2	£15,158,705	£25,824,499	£18,603,457	£30,244,943	£20,423,210	£31,089,049	£23,867,999	£35,509,491	£10,951,495	£21,127,575	£14,527,948	£25,586,834	£16,301,946	£31,089,049	£19,799,094	£30,854,768
£3,700/m2	£19,649,064	£30,733,291	£23,093,821	£35,152,893	£24,913,565	£35,997,840	£28,358,369	£40,416,903	£15,453,198	£25,935,679	£18,927,044	£30,385,079	£20,722,901	£35,997,840	£24,194,138	£35,652,242
£3,800/m2	£24,139,437	£35,642,083	£27,583,266	£40,058,791	£29,403,946	£40,906,411	£32,847,274	£45,322,713	£19,853,668	£30,737,375	£23,317,260	£35,178,948	£25,121,146	£40,906,411	£28,583,027	£40,445,388
£3,900/m2	£28,629,345	£40,548,297	£32,070,383	£44,962,500	£33,893,354	£45,812,307	£37,333,888	£50,226,007	£24,246,553	£35,533,871	£27,703,263	£39,969,609	£29,512,992	£45,812,307	£32,968,401	£45,235,381
£4,000/m2	£33,117,004	£45,453,339	£36,555,594	£49,865,797	£38,380,727	£50,716,848	£41,819,101	£55,129,224	£28,635,180	£40,326,979	£32,086,757	£44,758,054	£33,900,949	£50,716,848	£37,351,312	£50,023,198
	Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)	
£3,300/m2	£19,069	£168,745	£75,897	£236,203	£102,976	£248,952	£157,724	£316,334	£57,618	£93,218	£6,626	£167,211	£32,045	£248,952	£91,699	£249,193
£3,400/m2	£92,380	£243,611	£146,449	£310,917	£174,070	£323,749	£226,595	£391,049	£21,652	£171,726	£80,956	£243,001	£106,487	£323,749	£163,852	£323,283
£3,500/m2	£162,380	£318,352	£214,811	£385,634	£242,510	£398,482	£294,941	£465,764	£95,635	£248,082	£152,246	£316,325	£178,294	£398,482	£234,027	£396,526
£3,600/m2	£230,726	£393,067	£283,158	£460,349	£310,856	£473,197	£363,288	£540,479	£166,689	£321,576	£221,126	£389,450	£248,127	£473,197	£301,356	£469,631
£3,700/m2	£299,073	£467,782	£351,504	£535,052	£379,202	£547,912	£431,634	£615,174	£235,208	£394,759	£288,083	£462,482	£315,417	£547,912	£368,252	£542,652
£3,800/m2	£367,419	£542,497	£419,837	£609,723	£447,549	£622,624	£499,959	£689,843	£302,187	£467,844	£354,905	£535,448	£382,361	£622,624	£435,054	£615,607
£3,900/m2	£435,759	£617,173	£488,134	£684,361	£515,881	£697,295	£568,248	£764,475	£369,050	£540,850	£421,663	£608,365	£449,208	£697,295	£501,802	£688,514
£4,000/m2	£504,064	£691,832	£556,402	£758,992	£584,182	£771,946	£636,516	£839,105	£435,847	£613,805	£488,383	£681,249	£515,996	£771,946	£568,513	£761,388

Key:

Indicative non-viability	RLV lower than 10% margin beneath BLV	£199,898		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£191,362	to	£212,624
Indicative Marginal viability	RLV within 10% margin above BLV	£212,624	to	£233,886
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£233,886		

Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2b Land East of Billbrook**

Site Name	Land East of Billbrook
Site Type	Greenfield
Dwelling Capacity	848 units
Gross Land Area (ha)	39.60
Blended overall BLV £/ha (subject site area and GB compensation land)	£236,353

Sales Value Range £/m2	Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit				Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit			
	17.5% Developer Profit				17.5% Developer Profit				Sensitivity Test @ 20% Developer Profit				Sensitivity Test @ 20% Developer Profit			
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)	
£3,300/m2	£1,984,711	£9,191,894	£4,880,179	£11,029,067	£6,188,238	£13,201,970	£8,985,587	£15,016,892	£-1,818,003	£5,211,725	£1,253,365	£7,168,583	£2,558,403	£9,398,596	£5,460,234	£11,296,973
£3,400/m2	£5,737,671	£13,031,119	£8,505,617	£14,839,423	£9,813,648	£17,013,212	£12,500,854	£18,820,374	£2,013,432	£9,160,185	£4,912,781	£11,047,781	£6,218,665	£13,242,540	£9,106,030	£15,117,230
£3,500/m2	£9,327,858	£16,835,531	£12,003,696	£18,641,008	£13,317,488	£20,816,482	£15,983,987	£22,621,051	£5,671,195	£12,993,486	£8,544,046	£14,861,308	£9,838,303	£17,038,097	£12,622,077	£18,882,809
£3,600/m2	£12,820,410	£20,637,241	£15,483,921	£22,441,035	£16,800,259	£24,617,359	£19,462,733	£26,420,424	£9,273,497	£16,779,071	£12,057,270	£18,616,177	£13,351,542	£20,788,036	£16,092,566	£22,618,202
£3,700/m2	£16,301,038	£24,437,693	£18,962,343	£26,239,714	£20,280,381	£28,417,112	£22,941,133	£30,219,109	£12,786,736	£20,521,402	£15,517,406	£22,351,569	£16,814,044	£24,523,427	£19,519,431	£26,350,292
£3,800/m2	£19,780,693	£28,236,459	£22,440,749	£30,037,880	£23,759,471	£32,215,796	£26,419,522	£34,016,697	£16,238,884	£24,256,244	£18,944,214	£26,078,909	£20,240,910	£28,248,614	£22,946,297	£30,066,728
£3,900/m2	£23,259,090	£32,035,143	£25,919,149	£33,834,875	£27,237,940	£36,014,165	£29,898,011	£37,813,691	£19,665,749	£27,976,124	£22,369,904	£29,792,241	£23,667,776	£31,962,830	£26,355,475	£33,776,896
£4,000/m2	£26,737,479	£35,832,343	£29,397,621	£37,631,869	£30,716,365	£39,811,159	£33,376,436	£41,610,685	£23,090,073	£31,688,084	£25,772,918	£33,500,938	£27,076,975	£35,672,399	£29,755,174	£37,484,061
	Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)	
£3,300/m2	£50,119	£232,119	£123,237	£278,512	£156,269	£333,383	£226,909	£379,214	£-45,909	£131,609	£31,651	£181,025	£64,606	£237,338	£137,885	£285,277
£3,400/m2	£144,891	£329,069	£214,788	£374,733	£247,819	£429,627	£315,678	£475,262	£50,844	£231,318	£124,060	£278,984	£157,037	£334,408	£229,950	£381,748
£3,500/m2	£235,552	£425,140	£303,124	£470,733	£336,300	£525,669	£403,636	£571,239	£143,212	£328,118	£215,759	£375,286	£248,442	£430,255	£318,739	£476,839
£3,600/m2	£323,748	£521,142	£391,008	£566,693	£424,249	£621,650	£491,483	£667,182	£234,179	£423,714	£304,477	£470,105	£337,160	£524,950	£406,378	£571,167
£3,700/m2	£411,642	£617,113	£478,847	£662,619	£512,131	£717,604	£579,322	£763,109	£322,897	£518,217	£391,854	£564,434	£424,597	£619,278	£492,915	£665,411
£3,800/m2	£499,512	£713,042	£566,686	£758,532	£599,987	£813,530	£667,160	£859,007	£410,073	£612,531	£478,389	£658,558	£511,134	£713,349	£579,452	£759,261
£3,900/m2	£587,351	£808,968	£654,524	£854,416	£687,827	£909,449	£755,000	£954,891	£496,610	£706,468	£564,897	£752,329	£597,671	£807,142	£665,542	£852,952
£4,000/m2	£675,189	£904,857	£742,364	£950,300	£775,666	£1,005,332	£842,839	£1,050,775	£583,083	£800,204	£650,831	£845,983	£683,762	£900,818	£751,393	£946,567

Key:

Indicative non-viability	RLV lower than 10% margin beneath BLV	£212,718		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£212,718	to	£236,353
Indicative Marginal viability	RLV within 10% margin above BLV	£236,353	to	£259,999
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£259,999		

Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2c Land at Cross Green**

Site Name	Land at Cross Green
Site Type	Greenfield
Dwelling Capacity	1,200 units
Gross Land Area (ha)	54.30
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	<b>£222,108</b>

Sales Value Range £/m2	Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit				Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit			
	17.5% Developer Profit				17.5% Developer Profit				Sensitivity Test @ 20% Developer Profit				Sensitivity Test @ 20% Developer Profit			
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)	
£3,300/m2	£2,123,061	£12,711,693	£6,088,518	£15,202,863	£8,056,780	£18,437,210	£11,975,211	£20,882,936	-£3,289,691	£7,182,891	£1,088,925	£9,877,066	£2,967,878	£13,092,412	£7,047,092	£15,731,370
£3,400/m2	£7,395,043	£18,103,713	£11,247,262	£20,493,268	£13,232,189	£23,703,476	£16,968,984	£26,083,025	£2,265,593	£12,812,195	£6,334,681	£15,423,667	£8,217,155	£18,602,259	£12,268,366	£21,181,507
£3,500/m2	£12,486,130	£23,305,634	£16,190,703	£25,683,025	£18,199,269	£28,894,671	£21,801,434	£31,271,550	£7,504,811	£18,273,007	£11,524,151	£20,805,615	£13,413,460	£23,997,290	£17,309,250	£26,459,157
£3,600/m2	£17,394,118	£28,491,900	£20,961,570	£30,866,413	£22,984,478	£34,080,246	£26,549,914	£36,454,117	£12,655,610	£23,550,288	£16,489,871	£25,949,690	£18,422,560	£29,148,455	£22,208,202	£31,541,931
£3,700/m2	£22,143,668	£33,673,725	£25,704,660	£36,046,011	£27,732,013	£39,261,429	£31,292,368	£41,633,120	£17,598,229	£28,630,910	£21,293,534	£31,019,227	£23,292,312	£34,223,160	£26,890,511	£36,610,070
£3,800/m2	£26,886,721	£38,852,271	£30,443,826	£41,223,022	£32,474,426	£44,439,379	£36,030,720	£46,809,572	£22,362,780	£33,699,305	£25,936,750	£36,081,892	£27,955,458	£39,289,858	£31,526,617	£41,671,666
£3,900/m2	£31,626,133	£44,028,533	£35,179,981	£46,397,183	£37,213,243	£49,615,083	£40,766,529	£51,983,733	£27,003,609	£38,761,441	£30,572,954	£41,141,001	£32,593,381	£44,351,215	£36,162,721	£46,730,771
£4,000/m2	£36,362,815	£49,202,694	£39,914,189	£51,570,162	£41,949,362	£54,789,248	£45,500,221	£57,156,201	£31,639,718	£43,820,548	£35,209,061	£46,200,108	£37,229,486	£49,410,319	£40,798,826	£51,789,877
	Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)	
£3,300/m2	£39,099	£234,101	£112,127	£279,979	£148,375	£339,543	<b>£220,538</b>	£384,584	-£60,584	£132,282	£20,054	£181,898	£54,657	£241,113	£129,781	£289,712
£3,400/m2	£136,189	£333,402	<b>£207,132</b>	£377,408	£243,687	£436,528	£312,504	£480,350	£41,724	£235,952	£116,661	£284,045	£151,329	£342,583	£225,937	£390,083
£3,500/m2	£229,947	£429,201	£298,171	£472,984	£335,161	£532,130	£401,500	£575,903	£138,210	£336,519	<b>£212,231</b>	£383,160	£247,025	£441,939	£318,771	£487,277
£3,600/m2	£320,334	£524,713	£386,033	£568,442	£423,287	£627,629	£488,949	£671,347	£233,068	£433,707	£303,681	£477,895	£339,274	£536,804	£408,991	£580,883
£3,700/m2	£407,802	£620,142	£473,382	£663,831	£510,718	£723,047	£576,287	£766,724	£324,093	£527,273	£392,146	£571,256	£428,956	£630,261	£495,221	£674,219
£3,800/m2	£495,151	£715,511	£560,660	£759,172	£598,056	£818,405	£663,549	£862,055	£411,838	£620,613	£477,657	£664,492	£514,833	£723,570	£580,601	£767,434
£3,900/m2	£582,433	£810,839	£647,882	£854,460	£685,327	£913,722	£750,765	£957,343	£497,304	£713,839	£563,038	£757,661	£600,246	£816,781	£665,980	£860,604
£4,000/m2	£669,665	£906,127	£735,068	£949,727	£772,548	£1,009,010	£837,941	£1,052,600	£582,684	£807,008	£648,417	£850,831	£685,626	£909,951	£751,360	£953,773

Key:

Indicative non-viability	RLV lower than 10% margin beneath BLV	£199,898		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£199,898	to	£222,108
Indicative Marginal viability	RLV within 10% margin above BLV	£222,108	to	£244,318
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£244,318		

Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2d Land at Linthouse Lane**

Site Name	Land at Linthouse Lane
Site Type	Greenfield
Dwelling Capacity	1,976 units
Gross Land Area (ha)	94.10
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£203,633

Sales Value Range £/m2	Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit				Site Works/Infrastructure: £25,000/unit				Site Works/Infrastructure: £20,000/unit			
	17.5% Developer Profit				17.5% Developer Profit				Sensitivity Test @ 20% Developer Profit				Sensitivity Test @ 20% Developer Profit			
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)		Residual Land Value (£)	
£3,300/m2	£9,706,201	£25,004,753	£15,383,031	£28,659,262	£18,949,756	£34,102,360	£24,480,829	£37,757,036	£2,120,922	£17,905,642	£8,727,423	£21,802,068	£11,744,048	£27,119,592	£18,148,789	£30,943,600
£3,400/m2	£17,026,306	£32,791,195	£22,508,165	£36,435,149	£26,124,121	£41,887,234	£31,605,903	£45,527,207	£10,325,921	£25,822,072	£16,379,979	£29,564,268	£19,700,943	£34,949,121	£25,530,490	£38,684,024
£3,500/m2	£24,151,330	£40,552,913	£29,615,001	£44,178,353	£33,249,185	£49,643,191	£38,703,928	£53,266,056	£17,866,866	£33,547,310	£23,479,752	£37,268,487	£26,999,863	£42,666,617	£32,599,482	£46,379,257
£3,600/m2	£31,257,678	£48,289,314	£36,684,418	£51,902,618	£40,347,205	£57,376,610	£45,769,323	£60,987,780	£24,950,539	£41,228,600	£30,531,589	£44,910,559	£34,070,269	£50,335,360	£39,636,744	£54,011,828
£3,700/m2	£38,331,148	£56,010,757	£43,737,755	£59,615,146	£47,416,978	£65,095,919	£52,820,948	£68,698,337	£32,000,212	£48,856,010	£37,504,175	£52,513,705	£41,106,756	£57,955,632	£46,601,907	£61,611,436
£3,800/m2	£45,388,972	£63,722,002	£50,787,865	£67,321,264	£54,472,165	£72,805,193	£59,871,060	£76,404,458	£38,980,393	£56,454,968	£44,462,372	£60,109,690	£48,078,124	£65,552,701	£53,560,171	£69,206,720
£3,900/m2	£52,439,084	£71,428,118	£57,838,081	£75,027,376	£61,522,278	£80,511,312	£66,921,168	£84,110,571	£45,938,623	£64,048,954	£51,419,626	£67,694,428	£55,036,427	£73,144,773	£60,515,259	£76,787,880
£4,000/m2	£59,489,192	£79,134,230	£64,888,185	£82,731,393	£68,572,388	£88,217,424	£73,970,925	£91,813,674	£52,895,990	£71,628,303	£58,360,069	£75,264,048	£61,992,010	£80,721,057	£67,451,952	£84,354,894
	Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)		Residual Land Value (£/ha)	
£3,300/m2	£103,148	£265,725	£163,475	£304,562	£201,379	£362,406	£260,158	£401,244	£22,539	£190,283	£92,746	£231,690	£124,804	£288,200	£192,867	£328,837
£3,400/m2	£180,938	£348,472	£239,194	£387,196	£277,621	£445,135	£335,876	£483,817	£109,733	£274,411	£174,070	£314,179	£209,362	£371,404	£271,312	£411,095
£3,500/m2	£256,656	£430,956	£314,718	£469,483	£353,339	£527,558	£411,306	£566,058	£189,871	£356,507	£249,519	£396,052	£286,927	£453,418	£346,434	£492,872
£3,600/m2	£332,175	£513,170	£389,845	£551,569	£428,769	£609,741	£486,390	£648,117	£265,149	£438,136	£324,459	£477,264	£362,064	£534,913	£421,219	£573,983
£3,700/m2	£407,345	£595,226	£464,801	£633,530	£503,900	£691,774	£561,328	£730,057	£340,066	£519,192	£398,557	£558,063	£436,841	£615,894	£495,238	£654,744
£3,800/m2	£482,348	£677,173	£539,722	£715,423	£578,875	£773,700	£636,249	£811,950	£414,244	£599,947	£472,501	£638,785	£510,926	£696,628	£569,184	£735,459
£3,900/m2	£557,270	£759,066	£614,645	£797,315	£653,797	£855,593	£711,171	£893,842	£488,189	£680,648	£546,436	£719,388	£584,872	£777,309	£643,095	£816,024
£4,000/m2	£632,191	£840,959	£689,566	£879,186	£728,718	£937,486	£786,088	£975,703	£562,125	£761,193	£620,192	£799,830	£658,789	£857,822	£716,811	£896,439

Key:

Indicative non-viability	RLV lower than 10% margin beneath BLV	£183,270			
Indicative Marginal viability	RLV within 10% margin beneath BLV	£183,270	to	£203,633	
Indicative Marginal viability	RLV within 10% margin above BLV	£203,633	to	£223,996	
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£223,996			

Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2e(a) Land adjacent 44 Station Road**

Site Name	Land adj 44 Station Rd
Site Type	Greenfield
Dwelling Capacity	85 units
Gross Land Area (ha)	4.00
GB Land Area (ha)	5.30
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£316,250

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	-£76,042	£589,491	£225,614	£806,095	-£459,632	£185,539	-£147,209	£403,866
£3,400/m2	£339,605	£1,023,213	£628,410	£1,239,817	-£37,027	£608,925	£262,567	£825,450
£3,500/m2	£741,719	£1,456,936	£1,030,525	£1,673,540	£365,272	£1,030,509	£653,971	£1,247,033
£3,600/m2	£1,143,834	£1,890,658	£1,432,640	£2,107,262	£756,677	£1,452,092	£1,045,376	£1,668,617
£3,700/m2	£1,545,949	£2,324,381	£1,834,754	£2,540,985	£1,148,082	£1,873,676	£1,436,781	£2,090,200
£3,800/m2	£1,948,063	£2,758,103	£2,236,869	£2,974,707	£1,539,487	£2,295,259	£1,828,186	£2,511,784
£3,900/m2	£2,350,178	£3,191,826	£2,638,984	£3,408,430	£1,930,892	£2,716,843	£2,219,591	£2,933,367
£4,000/m2	£2,752,293	£3,625,548	£3,041,098	£3,842,154	£2,322,297	£3,138,415	£2,610,996	£3,354,944
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	-£19,010	£147,373	£56,403	£201,524	-£114,908	£46,385	-£36,802	£100,967
£3,400/m2	£84,901	£255,803	£157,103	£309,954	-£9,257	£152,231	£65,642	£206,362
£3,500/m2	£185,430	£364,234	£257,631	£418,385	£91,318	£257,627	£163,493	£311,758
£3,600/m2	£285,959	£472,665	£358,160	£526,816	£189,169	£363,023	£261,344	£417,154
£3,700/m2	£386,487	£581,095	£458,689	£635,246	£287,020	£468,419	£359,195	£522,550
£3,800/m2	£487,016	£689,526	£559,217	£743,677	£384,872	£573,815	£457,047	£627,946
£3,900/m2	£587,545	£797,956	£659,746	£852,107	£482,723	£679,211	£554,898	£733,342
£4,000/m2	£688,073	£906,387	£760,275	£960,539	£580,574	£784,604	£652,749	£838,736

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£284,625		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£284,625	to	£316,250
Indicative Marginal viability	RLV within 10% margin above BLV	£316,250	to	£347,875
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£347,875		

*Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2e(b) Land adjacent 44 Station Road**

Site Name	Land adj 44 Station Rd
Site Type	Greenfield
Dwelling Capacity	85 units
Gross Land Area (ha)	4.00
GB Land Area (ha)	5.30
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£566,250

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	-£76,042	£589,491	£225,614	£806,095	-£459,632	£185,539	-£147,209	£403,866
£3,400/m2	£339,605	£1,023,213	£628,410	£1,239,817	-£37,027	£608,925	£262,567	£825,450
£3,500/m2	£741,719	£1,456,936	£1,030,525	£1,673,540	£365,272	£1,030,509	£653,971	£1,247,033
£3,600/m2	£1,143,834	£1,890,658	£1,432,640	£2,107,262	£756,677	£1,452,092	£1,045,376	£1,668,617
£3,700/m2	£1,545,949	£2,324,381	£1,834,754	£2,540,985	£1,148,082	£1,873,676	£1,436,781	£2,090,200
£3,800/m2	£1,948,063	£2,758,103	£2,236,869	£2,974,707	£1,539,487	£2,295,259	£1,828,186	£2,511,784
£3,900/m2	£2,350,178	£3,191,826	£2,638,984	£3,408,430	£1,930,892	£2,716,843	£2,219,591	£2,933,367
£4,000/m2	£2,752,293	£3,625,548	£3,041,098	£3,842,154	£2,322,297	£3,138,415	£2,610,996	£3,354,944
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	-£19,010	£147,373	£56,403	£201,524	-£114,908	£46,385	-£36,802	£100,967
£3,400/m2	£84,901	£255,803	£157,103	£309,954	-£9,257	£152,231	£65,642	£206,362
£3,500/m2	£185,430	£364,234	£257,631	£418,385	£91,318	£257,627	£163,493	£311,758
£3,600/m2	£285,959	£472,665	£358,160	£526,816	£189,169	£363,023	£261,344	£417,154
£3,700/m2	£386,487	£581,095	£458,689	£635,246	£287,020	£468,419	£359,195	£522,550
£3,800/m2	£487,016	£689,526	£559,217	£743,677	£384,872	£573,815	£457,047	£627,946
£3,900/m2	£587,545	£797,956	£659,746	£852,107	£482,723	£679,211	£554,898	£733,342
£4,000/m2	£688,073	£906,387	£760,275	£960,539	£580,574	£784,604	£652,749	£838,736

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£509,625		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£509,625	to	£566,250
Indicative Marginal viability	RLV within 10% margin above BLV	£566,250	to	£622,875
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£622,875		

*Note: Blended overall BLV (£/ha) comprising £500,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2f(a) Land off Holly Lane**

Site Name	Land off Holly Lane
Site Type	Greenfield
Dwelling Capacity	84 units
Gross Land Area (ha)	4.00
GB Land Area (ha)	5.30
Blended overall BLV £/ha (subject site area and GB compensation land)	£316,250

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	-£248,243	£555,144	£85,959	£747,681	-£627,871	£156,474	-£287,333	£351,556
£3,400/m2	£170,328	£986,778	£498,500	£1,179,315	-£211,797	£578,762	£121,291	£771,228
£3,500/m2	£582,870	£1,418,413	£911,042	£1,610,950	£194,734	£998,435	£522,785	£1,190,901
£3,600/m2	£995,412	£1,850,047	£1,323,584	£2,042,584	£596,228	£1,418,107	£924,279	£1,610,573
£3,700/m2	£1,407,954	£2,281,681	£1,736,126	£2,474,218	£997,722	£1,837,779	£1,325,773	£2,030,245
£3,800/m2	£1,820,495	£2,713,315	£2,148,667	£2,905,852	£1,399,216	£2,257,451	£1,727,267	£2,449,918
£3,900/m2	£2,233,037	£3,144,950	£2,561,209	£3,337,487	£1,800,710	£2,677,124	£2,128,758	£2,869,588
£4,000/m2	£2,645,577	£3,576,578	£2,973,751	£3,769,116	£2,202,204	£3,096,796	£2,530,256	£3,289,262
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	-£62,061	£138,786	£21,490	£186,920	-£156,968	£39,118	-£71,833	£87,889
£3,400/m2	£42,582	£246,695	£124,625	£294,829	-£52,949	£144,691	£30,323	£192,807
£3,500/m2	£145,718	£354,603	£227,761	£402,737	£48,683	£249,609	£130,696	£297,725
£3,600/m2	£248,853	£462,512	£330,896	£510,646	£149,057	£354,527	£231,070	£402,643
£3,700/m2	£351,988	£570,420	£434,031	£618,555	£249,431	£459,445	£331,443	£507,561
£3,800/m2	£455,124	£678,329	£537,167	£726,463	£349,804	£564,363	£431,817	£612,479
£3,900/m2	£558,259	£786,237	£640,302	£834,372	£450,178	£669,281	£532,189	£717,397
£4,000/m2	£661,394	£894,145	£743,438	£942,279	£550,551	£774,199	£632,564	£822,316

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£284,625		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£284,625	to	£316,250
Indicative Marginal viability	RLV within 10% margin above BLV	£316,250	to	£347,875
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£347,875		

Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)



**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2f(b) Land off Holly Lane**

Site Name	Land off Holly Lane
Site Type	Greenfield
Dwelling Capacity	84 units
Gross Land Area (ha)	4.00
GB Land Area (ha)	5.30
Blended overall BLV £/ha (subject site area and GB compensation land)	£566,250

Sales Value Range £/m <sup>2</sup>	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m <sup>2</sup>	-£248,243	£555,144	£85,959	£747,681	-£627,871	£156,474	-£287,333	£351,556
£3,400/m <sup>2</sup>	£170,328	£986,778	£498,500	£1,179,315	-£211,797	£578,762	£121,291	£771,228
£3,500/m <sup>2</sup>	£582,870	£1,418,413	£911,042	£1,610,950	£194,734	£998,435	£522,785	£1,190,901
£3,600/m <sup>2</sup>	£995,412	£1,850,047	£1,323,584	£2,042,584	£596,228	£1,418,107	£924,279	£1,610,573
£3,700/m <sup>2</sup>	£1,407,954	£2,281,681	£1,736,126	£2,474,218	£997,722	£1,837,779	£1,325,773	£2,030,245
£3,800/m <sup>2</sup>	£1,820,495	£2,713,315	£2,148,667	£2,905,852	£1,399,216	£2,257,451	£1,727,267	£2,449,918
£3,900/m <sup>2</sup>	£2,233,037	£3,144,950	£2,561,209	£3,337,487	£1,800,710	£2,677,124	£2,128,758	£2,869,588
£4,000/m <sup>2</sup>	£2,645,577	£3,576,578	£2,973,751	£3,769,116	£2,202,204	£3,096,796	£2,530,256	£3,289,262
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m <sup>2</sup>	-£62,061	£138,786	£21,490	£186,920	-£156,968	£39,118	-£71,833	£87,889
£3,400/m <sup>2</sup>	£42,582	£246,695	£124,625	£294,829	-£52,949	£144,691	£30,323	£192,807
£3,500/m <sup>2</sup>	£145,718	£354,603	£227,761	£402,737	£48,683	£249,609	£130,696	£297,725
£3,600/m <sup>2</sup>	£248,853	£462,512	£330,896	£510,646	£149,057	£354,527	£231,070	£402,643
£3,700/m <sup>2</sup>	£351,988	£570,420	£434,031	£618,555	£249,431	£459,445	£331,443	£507,561
£3,800/m <sup>2</sup>	£455,124	£678,329	£537,167	£726,463	£349,804	£564,363	£431,817	£612,479
£3,900/m <sup>2</sup>	£558,259	£786,237	£640,302	£834,372	£450,178	£669,281	£532,189	£717,397
£4,000/m <sup>2</sup>	£661,394	£894,145	£743,438	£942,279	£550,551	£774,199	£632,564	£822,316

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£509,625		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£509,625	to	£566,250
Indicative Marginal viability	RLV within 10% margin above BLV	£566,250	to	£622,875
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£622,875		

*Note: Blended overall BLV (£/ha) comprising £500,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2g(a) Land at Landywood Lane**

Site Name	Land at Landywood Lane
Site Type	Greenfield
Dwelling Capacity	155 units
Gross Land Area (ha)	7.40
GB Land Area (ha)	6.30
Blended overall BLV £/ha (subject site area and GB compensation land)	£292,568

Sales Value Range £/m <sup>2</sup>	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m <sup>2</sup>	£84,169	£1,386,000	£642,965	£1,771,074	-£607,046	£652,920	-£11,236	£1,037,852
£3,400/m <sup>2</sup>	£818,296	£2,177,753	£1,371,840	£2,562,827	£151,230	£1,422,538	£707,333	£1,807,470
£3,500/m <sup>2</sup>	£1,547,171	£2,969,505	£2,100,715	£3,354,580	£863,411	£2,192,156	£1,416,751	£2,577,088
£3,600/m <sup>2</sup>	£2,276,046	£3,761,258	£2,829,590	£4,146,332	£1,572,828	£2,961,774	£2,126,169	£3,346,706
£3,700/m <sup>2</sup>	£3,004,921	£4,553,011	£3,558,465	£4,938,085	£2,282,246	£3,731,392	£2,835,586	£4,116,324
£3,800/m <sup>2</sup>	£3,733,796	£5,344,763	£4,287,340	£5,729,837	£2,991,664	£4,501,010	£3,545,004	£4,885,942
£3,900/m <sup>2</sup>	£4,462,671	£6,136,515	£5,016,215	£6,521,601	£3,701,082	£5,270,613	£4,254,422	£5,655,559
£4,000/m <sup>2</sup>	£5,191,546	£6,928,285	£5,745,090	£7,313,342	£4,410,500	£6,040,239	£4,963,840	£6,425,178
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m <sup>2</sup>	£11,374	£187,297	£86,887	£239,334	-£82,033	£88,232	-£1,518	£140,250
£3,400/m <sup>2</sup>	£110,581	£294,291	£185,384	£346,328	£20,437	£192,235	£95,586	£244,253
£3,500/m <sup>2</sup>	£209,077	£401,285	£283,880	£453,322	£116,677	£296,237	£191,453	£348,255
£3,600/m <sup>2</sup>	£307,574	£508,278	£382,377	£560,315	£212,544	£400,240	£287,320	£452,258
£3,700/m <sup>2</sup>	£406,070	£615,272	£480,874	£667,309	£308,412	£504,242	£383,187	£556,260
£3,800/m <sup>2</sup>	£504,567	£722,265	£579,370	£774,302	£404,279	£608,245	£479,055	£660,262
£3,900/m <sup>2</sup>	£603,064	£829,259	£677,867	£881,297	£500,146	£712,245	£574,922	£764,265
£4,000/m <sup>2</sup>	£701,560	£936,255	£776,364	£988,289	£596,013	£816,248	£670,789	£868,267

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£263,312		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£263,312	to	£292,568
Indicative Marginal viability	RLV within 10% margin above BLV	£292,568	to	£321,824
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£321,824		

*Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2g(b) Land at Landywood Lane**

Site Name	Land at Landywood Lane
Site Type	Greenfield
Dwelling Capacity	155 units
Gross Land Area (ha)	7.40
GB Land Area (ha)	6.30
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£542,568

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	£84,169	£1,386,000	£642,965	£1,771,074	-£607,046	£652,920	-£11,236	£1,037,852
£3,400/m2	£818,296	£2,177,753	£1,371,840	£2,562,827	£151,230	£1,422,538	£707,333	£1,807,470
£3,500/m2	£1,547,171	£2,969,505	£2,100,715	£3,354,580	£863,411	£2,192,156	£1,416,751	£2,577,088
£3,600/m2	£2,276,046	£3,761,258	£2,829,590	£4,146,332	£1,572,828	£2,961,774	£2,126,169	£3,346,706
£3,700/m2	£3,004,921	£4,553,011	£3,558,465	£4,938,085	£2,282,246	£3,731,392	£2,835,586	£4,116,324
£3,800/m2	£3,733,796	£5,344,763	£4,287,340	£5,729,837	£2,991,664	£4,501,010	£3,545,004	£4,885,942
£3,900/m2	£4,462,671	£6,136,515	£5,016,215	£6,521,601	£3,701,082	£5,270,613	£4,254,422	£5,655,559
£4,000/m2	£5,191,546	£6,928,285	£5,745,090	£7,313,342	£4,410,500	£6,040,239	£4,963,840	£6,425,178
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	£11,374	£187,297	£86,887	£239,334	-£82,033	£88,232	-£1,518	£140,250
£3,400/m2	£110,581	£294,291	£185,384	£346,328	£20,437	£192,235	£95,586	£244,253
£3,500/m2	£209,077	£401,285	£283,880	£453,322	£116,677	£296,237	£191,453	£348,255
£3,600/m2	£307,574	£508,278	£382,377	£560,315	£212,544	£400,240	£287,320	£452,258
£3,700/m2	£406,070	£615,272	£480,874	£667,309	£308,412	£504,242	£383,187	£556,260
£3,800/m2	£504,567	£722,265	£579,370	£774,302	£404,279	£608,245	£479,055	£660,262
£3,900/m2	£603,064	£829,259	£677,867	£881,297	£500,146	£712,245	£574,922	£764,265
£4,000/m2	£701,560	£936,255	£776,364	£988,289	£596,013	£816,248	£670,789	£868,267

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£488,312		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£488,312	to	£542,568
Indicative Marginal viability	RLV within 10% margin above BLV	£542,568	to	£596,824
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£596,824		

*Note: Blended overall BLV (£/ha) comprising £500,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2h(a) Land South of Kiddemore Green**

Site Name	Land South of Kiddemore Green
Site Type	Greenfield
Dwelling Capacity	43 units
Gross Land Area (ha)	2.10
GB Land Area (ha)	1.40
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£283,333

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	£24,911	£354,628	£199,054	£474,704	-£169,647	£145,935	£10,957	£268,959
£3,400/m2	£234,768	£574,702	£403,300	£694,778	£41,302	£362,723	£215,289	£482,798
£3,500/m2	£438,015	£794,776	£606,121	£914,852	£245,343	£576,561	£413,579	£696,637
£3,600/m2	£640,836	£1,014,849	£808,942	£1,134,925	£442,792	£790,400	£610,899	£910,476
£3,700/m2	£843,657	£1,234,923	£1,011,763	£1,354,999	£640,112	£1,004,239	£808,218	£1,124,315
£3,800/m2	£1,046,477	£1,454,997	£1,214,584	£1,575,073	£837,432	£1,218,078	£1,005,538	£1,338,154
£3,900/m2	£1,249,298	£1,675,070	£1,417,405	£1,795,146	£1,034,751	£1,431,917	£1,202,858	£1,551,993
£4,000/m2	£1,452,119	£1,895,144	£1,620,225	£2,015,220	£1,232,071	£1,645,756	£1,400,177	£1,765,832
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	£11,862	£168,871	£94,788	£226,050	-£80,784	£69,493	£5,218	£128,076
£3,400/m2	£111,794	£273,668	£192,048	£330,847	£19,668	£172,725	£102,518	£229,904
£3,500/m2	£208,578	£378,465	£288,629	£435,644	£116,830	£274,553	£196,942	£331,732
£3,600/m2	£305,160	£483,262	£385,210	£540,441	£210,854	£376,381	£290,904	£433,560
£3,700/m2	£401,741	£588,059	£481,792	£645,238	£304,815	£478,209	£384,866	£535,388
£3,800/m2	£498,323	£692,856	£578,373	£750,035	£398,777	£580,037	£478,828	£637,216
£3,900/m2	£594,904	£797,653	£674,955	£854,832	£492,739	£681,865	£572,789	£739,044
£4,000/m2	£691,485	£902,450	£771,536	£959,629	£586,701	£783,693	£666,751	£840,873

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£255,000		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£255,000	to	£283,333
Indicative Marginal viability	RLV within 10% margin above BLV	£283,333	to	£311,667
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£311,667		

*Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2h(b) Land South of Kiddemore Green**

Site Name	Land South of Kiddemore Green
Site Type	Greenfield
Dwelling Capacity	43 units
Gross Land Area (ha)	2.10
GB Land Area (ha)	1.40
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£533,333

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	£24,911	£354,628	£199,054	£474,704	-£169,647	£145,935	£10,957	£268,959
£3,400/m2	£234,768	£574,702	£403,300	£694,778	£41,302	£362,723	£215,289	£482,798
£3,500/m2	£438,015	£794,776	£606,121	£914,852	£245,343	£576,561	£413,579	£696,637
£3,600/m2	£640,836	£1,014,849	£808,942	£1,134,925	£442,792	£790,400	£610,899	£910,476
£3,700/m2	£843,657	£1,234,923	£1,011,763	£1,354,999	£640,112	£1,004,239	£808,218	£1,124,315
£3,800/m2	£1,046,477	£1,454,997	£1,214,584	£1,575,073	£837,432	£1,218,078	£1,005,538	£1,338,154
£3,900/m2	£1,249,298	£1,675,070	£1,417,405	£1,795,146	£1,034,751	£1,431,917	£1,202,858	£1,551,993
£4,000/m2	£1,452,119	£1,895,144	£1,620,225	£2,015,220	£1,232,071	£1,645,756	£1,400,177	£1,765,832
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	£11,862	£168,871	£94,788	£226,050	-£80,784	£69,493	£5,218	£128,076
£3,400/m2	£111,794	£273,668	£192,048	£330,847	£19,668	£172,725	£102,518	£229,904
£3,500/m2	£208,578	£378,465	£288,629	£435,644	£116,830	£274,553	£196,942	£331,732
£3,600/m2	£305,160	£483,262	£385,210	£540,441	£210,854	£376,381	£290,904	£433,560
£3,700/m2	£401,741	£588,059	£481,792	£645,238	£304,815	£478,209	£384,866	£535,388
£3,800/m2	£498,323	£692,856	£578,373	£750,035	£398,777	£580,037	£478,828	£637,216
£3,900/m2	£594,904	£797,653	£674,955	£854,832	£492,739	£681,865	£572,789	£739,044
£4,000/m2	£691,485	£902,450	£771,536	£959,629	£586,701	£783,693	£666,751	£840,873

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£480,000		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£480,000	to	£533,333
Indicative Marginal viability	RLV within 10% margin above BLV	£533,333	to	£586,667
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£586,667		

*Note: Blended overall BLV (£/ha) comprising £500,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2i(a) Land off Hyde Lane (West)**

Site Name	Land off Hyde Lane (West)
Site Type	Greenfield
Dwelling Capacity	44 units
Gross Land Area (ha)	2.00
GB Land Area (ha)	1.40
Blended overall BLV £/ha <i>(subject site area and GB compensation land)</i>	£285,000

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	-£72,171	£303,183	£104,719	£423,259	-£275,428	£86,210	-£93,175	£210,354
£3,400/m2	£146,313	£528,829	£317,354	£648,905	-£56,220	£310,615	£120,169	£430,691
£3,500/m2	£357,396	£754,475	£525,503	£874,551	£155,801	£529,843	£326,543	£649,919
£3,600/m2	£565,545	£980,121	£733,651	£1,100,197	£360,900	£749,071	£529,007	£869,147
£3,700/m2	£773,694	£1,205,767	£941,800	£1,325,843	£563,365	£968,299	£731,471	£1,088,375
£3,800/m2	£981,843	£1,431,413	£1,149,949	£1,551,489	£765,829	£1,187,527	£933,935	£1,307,603
£3,900/m2	£1,189,991	£1,657,059	£1,358,098	£1,777,135	£968,293	£1,406,755	£1,136,399	£1,526,831
£4,000/m2	£1,398,140	£1,882,705	£1,566,246	£2,002,781	£1,170,757	£1,625,983	£1,338,863	£1,746,059
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	-£36,086	£151,592	£52,360	£211,629	-£137,714	£43,105	-£46,587	£105,177
£3,400/m2	£73,156	£264,415	£158,677	£324,453	-£28,110	£155,307	£60,084	£215,345
£3,500/m2	£178,698	£377,238	£262,751	£437,276	£77,901	£264,921	£163,271	£324,959
£3,600/m2	£282,773	£490,061	£366,826	£550,099	£180,450	£374,535	£264,503	£434,573
£3,700/m2	£386,847	£602,884	£470,900	£662,922	£281,682	£484,149	£365,735	£544,187
£3,800/m2	£490,921	£715,707	£574,974	£775,745	£382,914	£593,763	£466,968	£653,801
£3,900/m2	£594,996	£828,530	£679,049	£888,568	£484,146	£703,377	£568,200	£763,415
£4,000/m2	£699,070	£941,353	£783,123	£1,001,391	£585,379	£812,991	£669,432	£873,029

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£256,500		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£256,500	to	£285,000
Indicative Marginal viability	RLV within 10% margin above BLV	£285,000	to	£313,500
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£313,500		

*Note: Blended overall BLV (£/ha) comprising £250,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)*

**South Staffordshire Council - Appendix II - Local Plan Viability Assessment Stage 2  
Sites Testing Results - Table 2i(b) Land off Hyde Lane (West)**

Site Name	Land off Hyde Lane (West)
Site Type	Greenfield
Dwelling Capacity	44 units
Gross Land Area (ha)	2.00
GB Land Area (ha)	1.40
Blended overall BLV £/ha (subject site area and GB compensation land)	£535,000

Sales Value Range £/m2	Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit		Site Works/Infrastructure: £20,000/unit	
	17.5% Developer Profit		17.5% Developer Profit		20% Developer Profit		20% Developer Profit	
	Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)		Base AH Tenure (50% SR / 25% SO / 25% FH)		Sensitivity Test: AH Tenure (50% AR / 25% SO / 25% FH)	
	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH	30% AH	20% AH
	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)	Residual Land Value (£)
£3,300/m2	-£72,171	£303,183	£104,719	£423,259	-£275,428	£86,210	-£93,175	£210,354
£3,400/m2	£146,313	£528,829	£317,354	£648,905	-£56,220	£310,615	£120,169	£430,691
£3,500/m2	£357,396	£754,475	£525,503	£874,551	£155,801	£529,843	£326,543	£649,919
£3,600/m2	£565,545	£980,121	£733,651	£1,100,197	£360,900	£749,071	£529,007	£869,147
£3,700/m2	£773,694	£1,205,767	£941,800	£1,325,843	£563,365	£968,299	£731,471	£1,088,375
£3,800/m2	£981,843	£1,431,413	£1,149,949	£1,551,489	£765,829	£1,187,527	£933,935	£1,307,603
£3,900/m2	£1,189,991	£1,657,059	£1,358,098	£1,777,135	£968,293	£1,406,755	£1,136,399	£1,526,831
£4,000/m2	£1,398,140	£1,882,705	£1,566,246	£2,002,781	£1,170,757	£1,625,983	£1,338,863	£1,746,059
	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)	Residual Land Value (£/ha)
£3,300/m2	-£36,086	£151,592	£52,360	£211,629	-£137,714	£43,105	-£46,587	£105,177
£3,400/m2	£73,156	£264,415	£158,677	£324,453	-£28,110	£155,307	£60,084	£215,345
£3,500/m2	£178,698	£377,238	£262,751	£437,276	£77,901	£264,921	£163,271	£324,959
£3,600/m2	£282,773	£490,061	£366,826	£550,099	£180,450	£374,535	£264,503	£434,573
£3,700/m2	£386,847	£602,884	£470,900	£662,922	£281,682	£484,149	£365,735	£544,187
£3,800/m2	£490,921	£715,707	£574,974	£775,745	£382,914	£593,763	£466,968	£653,801
£3,900/m2	£594,996	£828,530	£679,049	£888,568	£484,146	£703,377	£568,200	£763,415
£4,000/m2	£699,070	£941,353	£783,123	£1,001,391	£585,379	£812,991	£669,432	£873,029

**Key:**

Indicative non-viability	RLV lower than 10% margin beneath BLV	£481,500		
Indicative Marginal viability	RLV within 10% margin beneath BLV	£481,500	to	£535,000
Indicative Marginal viability	RLV within 10% margin above BLV	£535,000	to	£588,500
Positive Viability Scenario	RLV exceeds 10% margin above BLV	£588,500		

Note: Blended overall BLV (£/ha) comprising £500,000/ha for subject site area (gross) and £50,000/ha for compensatory land (proxy allowance)