

Canterbury City Council

Local Plan Viability Study – May 2022

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability 2023.

HDH Planning & Development Ltd prepared the CCC Local Plan Viability Study (May 2022). This very brief Supplementary Annex has been prepared following the May 2023 elections so that members can consider policy priorities in the emerging Local Plan.

Basis of Analysis

This note does not include any updating of the assumptions in the 2022 Viability Study. The value and cost assumptions are carried forward unchanged. For the purpose of this note, this approach is considered appropriate, however if the Council were to make a significant change of direction, in terms of policy requirements a more comprehensive update may be required.

The housing market and build costs have changed since the 2022 Viability Study. The data in the 2022 Viability Study was gathered in the summer and autumn of 2021.

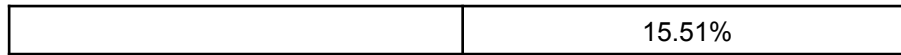
Table 1 Changes in Average House Prices				
Canterbury				
	All		Newbuild	Existing
2021-08	£334,586		£285,638	£336,994
2023-02			£374,295	£385,673
2023-03	£390,142			
Change	£55,556		£88,657	£48,679
	16.60%		31.04%	14.45%
England and Wales				
	All		Newbuild	Existing
2021-08	£271,820		£330,484	£268,345
2023-02			£450,410	£295,115
2023-03	£299,409			
Change	£27,589		£119,926	£26,770
	10.15%		36.29%	9.98%

Source: Land Registry Average House Prices (13th July 2023)

Table 2 - Change in BCIS Median £ per m² – Canterbury	
20-Nov-21	£1,444
01-Jul-23	£1,668
Change	£224

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Source: BCIS (1st July 2023)

Data from the Land Registry suggests that average newbuild house prices have increased by about 30% since the data was gathered for the 2022 Viability Study, although it is important to appreciate that the most recent available data is from February 2023.

The BCIS data suggests that build costs have increased by about 16%. Whilst this is high-level data, it suggests that viability may have improved since the 2022 Viability Study, however we do advise a cautious approach is taken in this regard as there is much coverage in the press and some of the emerging data about falling house prices and it is widely predicted that house prices will fall over the coming year.

The 2022 Viability Study suggested (paragraph 10.45) that the following policy requirements were appropriate:

Having considered the results of the various appraisals reporting the impact of the range of policy aspirations and requirements set out above, the Council recognise that not all the policy areas tested will be deliverable. A further set of appraisals has been run, based on the following requirements.

- a. *Affordable Housing 30% as 33% Affordable Home Ownership / 67% Affordable Rent – in line with the requirements for 10% AHO and 25% of affordable homes to be First Homes.*
- b. *Design 15% Part M4(2), 5% Part M4(3), Water efficiency – including rainwater harvesting, 20% Biodiversity Net Gain, Zero Carbon, EV Charging (except high density flats)*
- c. *Developer Contributions CIL – as adopted (applied to all sites – including Strategic Sites). s106 as £/unit at the following rates:*

<i>Strategic Sites</i>	<i>Houses</i>	<i>£30,000/unit</i>
	<i>Flats</i>	<i>£20,000/unit</i>
<i>All other</i>	<i>1-9 dwellings</i>	<i>£5,000/unit</i>
	<i>10+ dwellings</i>	<i>£15,000/unit.</i>

The analysis in this annex takes these requirements as the starting point for the analysis.

In the analysis in the 2022 Viability Study, the typologies were tested on the basis of zero regulated and unregulated carbon (adding 10% to the cost of development), and the strategic sites were tested on the basis of zero regulated carbon (adding 6.8% to the cost of development).

Affordable Housing Tenure

The Council have asked us to consider the effect of increasing the requirement for affordable housing from 30% to 35% or 40%, and to consider the effect of seeking some or all of the affordable housing for rent as Social Rent rather than Affordable Rent.

A further set of appraisals have been run to assess the impact of these changes. In these it is assumed, across all the typologies and strategic sites, that the development is to a zero regulated and unregulated CO₂ standard (adding 10% to the build cost). The results are included in **Appendix 1** (the appendices are formatted for A3 printing).

It is important to note that when considering the results, these fresh appraisals are based on policies over and above the policies in the adopted Local Plan that include requirements for rainwater harvesting and 20% Biodiversity Net Gain and the substantial levels of developer contributions in addition to CIL. In addition to these, allowance has also been made for zero carbon development (see below).

It is also important to note that when making the recommendations above, the assumption was that the majority of future development would be on large strategic sites and that the results from the testing of the strategic sites were given most weight.

As in the 2022 Viability Study, viability is assessed by considering the Residual Value against the Benchmark Land Value (BLV). The Residual Value is the maximum amount a landowner can pay for a parcel of land and make an adequate return. For a site to be viable, the Residual Value needs to exceed the BLV. A fall in the BLV is an indication of the reduction in the amount a developer can pay a landowner.

Taking the Canterbury, Whitstable and rural area as an example, very approximately, a shift from an affordable housing mix where all the affordable housing for rent is provided as Affordable Rent to a situation where about 60% the affordable housing for rent is provided as Affordable Rent and 40% is as Social Rent has the effect of reducing the Residual Value, assuming 30% affordable housing, by about £72,000/ha on greenfield sites and by about £161,000/ha on brownfield sites.

This is a broadly similar impact on viability as increasing the overall affordable housing requirement from 30% to 35% but leaving all the affordable housing for rent being provided as Affordable Rent which has the effect of reducing the Residual Value, by about £80,000/ha on greenfield sites and by about £138,000/ha on brownfield sites. Increasing the overall affordable housing requirement from 30% to 40% has the effect of reducing the Residual Value, by about £156,000/ha on greenfield sites and by about £270,000/ha on brownfield sites.

At the prices values and costs used in the 2022 Viability Study, and assuming zero regulated CO₂ housing there would be some scope to introduce an element of Social Rent or to increase the amount of affordable housing to 35%. There is not scope to do so with zero unregulated CO₂.

Having said this, we recommend against such a change as this would push viability to the very limits. The 2022 Viability Study included sensitivity testing with regard to changes in costs and values. As set out in **Appendix 2** below, even with the recommended affordable housing mix, a 5% fall in house prices or a 5% increase has a negative impact on viability and would result in a significant number of the strategic sites becoming unviable.

In this context, the 2022 Viability Study noted that increasing the level of developer contributions, across the Council Area, by £10,000/unit leads to a fall in the Residual Value of about £245,000/ha on greenfield sites and £475,000/ha on brownfield sites – so it is clear that if the level of developer contributions was to be reduced, as a result of there being a lesser requirement for strategic infrastructure and mitigation measures, then the tenure mix and or the total requirement for affordable housing could be revisited. The costs of the strategic infrastructure and mitigation measures assumed in the 2022 Viability Study were based on the Council's best available evidence, so it is not clear as to whether or not there is scope to reduce these costs.

If the Council wishes to pursue an increase in the affordable housing requirement, it would be necessary to review the requirements for strategic infrastructure and mitigation measures more fundamentally, and then use those revised requirements for the basis of the further analysis. Alternatively, the other policy requirements such as CIL, wider developer contributions or environmental standards (i.e. Zero CO₂) could be reduced. Alternatively, should the Council wish to deliver an element of Social Rent, again it would be necessary to reduce other policy requirements such as CIL, wider developer contributions or environmental standards or, alternatively reduce the overall requirement for affordable housing.

To illustrate the impact of moving from seeking zero regulated and unregulated CO₂ to simple seeking zero un-regulated CO₂ the analysis included in **Appendix 1** and **Appendix 2** has been repeated assuming zero regulated CO₂ and is presented in **Appendix 3** and **Appendix 4**.

Zero Carbon

The analysis in the 2022 Viability Study considered 'Zero Carbon'. Zero Carbon means different things to different people and there is little consensus across the country around the definitions. It is helpful to be clear as to the basis of analysis in the 2022 Viability Study.

In the analysis in the 2022 Viability Study, the typologies were tested on the basis of zero regulated and unregulated carbon (adding 10% to the cost of development), and the strategic sites were tested on the basis of zero regulated carbon (adding 6.8% to the cost of development).

The Department of Levelling up, Communities and Housing, has *updated Conservation of Fuel and Power, Approved Document L* of the Building Regulations as a 'stepping stone' on the pathway to Zero Carbon homes. It sets the target of an interim 31% reduction in CO₂ emissions over 2013 standards for dwellings. These changes now apply. These revisions to Approved Document L are a step towards the introduction of the Future Homes Standard in 2025. The details of the Future Homes Standard are yet to be published. The 2019 Government Consultation anticipated that it would achieve a 75% to 80% improvement reduction in CO₂ emissions over 2013 standards for dwellings. It would be prudent for the Council to assume that the Future Homes Standard applies as this is likely to be introduced

shortly after the new Local Plan comes into effect. Having said this, there is a degree of political uncertainty around mandating further standards at the expense of boosting housebuilding.

There are a range of ways of lowering the greenhouse gas emissions on a scheme, although these do alter depending on the nature of the specific project. These can include simple measures around the orientation of the building, and measures to enable natural ventilation, through to altering the fundamental design and construction. As the standards are introduced, they become assimilated into the BCIS based costs, and the costs fall as the 'additional requirements' become the norm.

Experience around the country is that, if a council wishes to introduce higher standards than national policy, those must be justified (some councils have had their policies struck out due to a lack of justification). If this is something the Council wish to pursue further, then we take this opportunity recommend that, when procuring that evidence, that they are particularly clear around the definitions and seek clear advice as to the costs of the different options (over and above current costs). There are numerous studies from other councils suggesting a broad range of costs for seemingly similar additional standards, so it may not be satisfactory to simply take assumptions from other authorities and assume that they will apply in CCC as objectors are likely to be able to point at other evidence that suggests a different approach.

The 'zero carbon' and other requirements as set out in the recommendations above are based on the assumption of build costs being increased by 10%. This is based on the costs for zero regulated and unregulated CO₂.

Summary

At the prices values and costs used in the 2022 Viability Study, and assuming zero regulated CO₂ housing, there would be some scope to introduce an element of Social Rent or to increase the amount of affordable housing to 35%. There is not scope to do so with zero unregulated CO₂. Having said this, we recommend against such a change as this would push viability to the very limits. The 2022 Viability Study included sensitivity testing with regard to changes in costs and values. Even with the recommended affordable housing mix, a 5% fall in house prices or a 5% increase has a negative impact on viability and would result in a significant number of the strategic sites becoming unviable.

If the level of developer contributions was to be reduced, as a result of there being a lesser requirement for strategic infrastructure and mitigation measures, then the tenure mix and or the total requirement for affordable housing could be revisited. The costs of the strategic infrastructure and mitigation measures assumed in the 2022 Viability Study were based on the Council's best available evidence so it is not clear as to whether or not there is scope to reduce these costs. If the Council wishes to pursue an increase in the delivery of affordable housing, it would be necessary to review the requirements for strategic infrastructure and mitigation measures more fundamentally, and then use those revised requirements for the

basis of the further analysis. Alternatively, the other policy requirements such as CIL, wider developer contributions or environmental standards (i.e. Zero CO₂) could be reduced. Alternatively, should the Council wish to deliver an element of Social Rent, again it would be necessary to reduce other policy requirements such as CIL, wider developer contributions or environmental standards or, alternatively reduce the overall requirement for affordable housing.

In summary, should the Council wish increasing the overall requirement for affordable housing, or to deliver an element of Social Rent, again it would be necessary to reduce other policy requirements such as CIL, wider developer contributions (i.e. s106) or environmental standards (i.e. Zero Carbon). Alternatively, reducing the overall requirement for affordable housing would allow some of the affordable housing for rent to be provided as Social Rent rather than Affordable Rent.

Appendix 1 – Affordable Rent or Social Rent? ZERO REGULATED AND UNREGULATED CO₂

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV	BLV	Residual Value								
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
		Social Rent				6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
		Affordable Home Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	813,505	799,114	777,507	755,900	741,488	727,076	705,469	683,862	669,472
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	300,619	285,836	263,641	241,445	226,636	211,806	189,572	167,338	152,531
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	301,525	286,307	263,458	240,608	225,368	210,127	187,278	164,428	149,211
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	305,748	290,218	266,899	243,581	228,027	212,473	189,155	165,836	150,306
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	333,213	316,356	291,044	265,732	248,849	231,966	206,655	181,343	164,389
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	266,373	252,928	232,740	212,553	199,088	185,622	165,435	145,247	131,744
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	344,223	330,312	309,424	288,536	274,603	260,671	239,383	217,899	203,574
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	259,857	248,780	232,147	215,513	204,419	193,075	175,960	158,845	147,446
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	678,633	663,417	640,569	617,722	602,483	587,244	564,396	541,548	526,333
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	526,683	514,664	496,618	478,571	466,534	454,498	436,451	418,405	406,386
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	843,560	824,532	795,962	767,392	748,335	729,279	700,709	671,492	651,913
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522
Site 16	Small Green 6 LD - DRA	Cant. Whit, Rural	50,000	400,000	1,927,687	1,872,865	1,790,550	1,707,411	1,651,425	1,595,439	1,511,501	1,427,564	1,371,662
Site 17	Small Green 3	Cant. Whit, Rural	50,000	400,000	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	-127,421	-152,599	-190,403	-228,207	-253,423	-278,638	-316,776	-355,147	-380,702
Site 19	Medium Brown 50	Cant. Whit, Rural	1,000,000	1,200,000	-103,382	-131,053	-172,600	-214,148	-241,860	-269,572	-311,240	-353,410	-381,496
Site 20	Medium Brown 20	Cant. Whit, Rural	1,000,000	1,200,000	-118,579	-151,367	-200,597	-249,828	-282,665	-315,616	-365,585	-415,554	-448,834
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	-152,435	-185,538	-235,243	-284,947	-318,100	-351,730	-402,180	-452,629	-486,229
Site 22	Small Brown 6	Cant. Whit, Rural	1,000,000	1,200,000	273,459	273,459	273,459	273,459	273,459	273,459	273,459	273,459	273,459
Site 23	Large Brown HD 100	Cant. Whit, Rural	1,000,000	1,200,000	-655,955	-705,671	-780,321	-854,970	-904,761	-954,552	-1,029,202	-1,103,851	-1,153,568
Site 24	Medium Brown HD 50	Cant. Whit, Rural	1,000,000	1,200,000	-692,769	-742,670	-817,597	-892,523	-942,499	-992,475	-1,067,402	-1,142,329	-1,192,230
Site 25	Medium Brown HD 20	Cant. Whit, Rural	1,000,000	1,200,000	-749,790	-798,740	-872,237	-945,734	-994,757	-1,043,780	-1,117,277	-1,190,775	-1,239,724
Site 26	Small Brown 10 HD	Cant. Whit, Rural	1,000,000	1,200,000	-764,011	-820,250	-904,694	-989,138	-1,045,462	-1,101,786	-1,186,230	-1,270,673	-1,326,913
			EUV	BLV	Residual Value								
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
		Affordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	749,321	724,112	698,904	673,696	661,092	648,487	623,137	597,404	571,671
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	243,235	217,339	191,444	165,549	152,601	139,654	113,759	87,863	61,958
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	241,217	214,560	187,902	161,244	147,915	134,587	107,929	81,271	54,613
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	242,412	215,207	188,002	160,797	147,194	133,592	106,386	78,564	50,379
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	271,452	241,922	212,392	182,861	168,096	152,912	122,525	91,971	60,986
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	213,544	189,992	166,439	142,887	131,032	118,915	94,680	70,251	45,539
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	281,441	257,072	232,097	207,021	194,483	181,945	156,870	131,393	105,823
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	206,551	186,717	166,749	146,781	136,798	126,814	106,564	86,203	65,841
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	607,204	580,549	553,894	527,239	513,911	500,583	473,928	447,273	420,618
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	469,032	447,978	426,924	405,870	395,343	384,816	363,762	342,708	321,441
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	756,314	722,982	689,511	655,213	638,064	620,915	586,617	552,319	518,021
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674

Sturry

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		EUV		BLV Residual Value									
		Overall Affordable		30%	30%	30%	30%	30%	30%	30%	30%	30%	
		Affordable Rent		66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%		
		Social Rent			6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%	
		Affordable Home Ownership		8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	
		First Homes		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	V Large Green 300	Stury	25,000	375,000	119,215	104,526	82,469	60,412	45,700	30,988	8,681	-14,463	-30,250
Site 2	Large 200	Stury	25,000	375,000	-428,269	-444,013	-467,980	-491,973	-507,990	-524,021	-548,056	-572,090	-588,097
Site 3	Large Green 100	Stury	25,000	375,000	-448,116	-464,566	-489,266	-513,966	-530,440	-546,915	-571,615	-596,314	-612,764
Site 4	Medium Green 50	Stury	25,000	375,000	-475,761	-492,549	-517,756	-542,963	-559,776	-576,589	-601,796	-627,003	-643,790
Site 5	Medium Green 30	Stury	25,000	375,000	-442,722	-460,945	-488,306	-515,667	-533,917	-552,167	-579,529	-606,890	-625,113
Site 6	Medium Green 30 LD	Stury	25,000	375,000	-420,349	-434,882	-456,705	-478,527	-493,083	-507,638	-529,460	-551,283	-565,816
Site 7	Medium Green 20	Stury	25,000	375,000	-440,684	-455,722	-478,302	-500,881	-515,941	-531,002	-553,581	-576,161	-591,199
Site 8	Medium Green 20 LD	Stury	25,000	375,000	-440,989	-452,964	-470,944	-488,924	-500,916	-512,909	-530,889	-548,869	-560,844
Site 9	Medium Green 12	Stury	50,000	400,000	678,633	663,417	640,569	617,722	602,493	587,244	564,396	541,549	526,333
Site 10	Medium Green 12 LD	Stury	25,000	375,000	526,683	514,664	496,618	478,571	466,534	454,498	436,451	418,405	406,386
Site 11	Small Green 9	Stury	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Stury	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074
Site 14	Small Green 6	Stury	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674
Site 15	Small Green 6 LD	Stury	50,000	400,000	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522
Site 17	Small Green 3	Stury	50,000	400,000	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592
		EUV		BLV Residual Value									
		Overall Affordable		35%	35%	35%	35%	35%	35%	35%	35%	35%	
		Affordable Rent		70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%		
		Social Rent			10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%	
		Affordable Home Ownership		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
		First Homes		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	V Large Green 300	Stury	25,000	375,000	98,966	73,233	47,500	21,767	8,649	-4,852	-32,222	-60,080	-87,939
Site 2	Large 200	Stury	25,000	375,000	-441,459	-469,451	-497,443	-525,435	-539,431	-553,427	-581,419	-609,411	-637,417
Site 3	Large Green 100	Stury	25,000	375,000	-464,424	-493,241	-522,057	-550,873	-565,281	-579,689	-608,506	-637,322	-666,138
Site 4	Medium Green 50	Stury	25,000	375,000	-491,772	-521,180	-550,588	-579,996	-594,700	-609,404	-638,812	-668,220	-697,628
Site 5	Medium Green 30	Stury	25,000	375,000	-458,385	-490,306	-522,228	-554,150	-570,110	-586,071	-617,993	-649,914	-681,836
Site 6	Medium Green 30 LD	Stury	25,000	375,000	-431,846	-457,305	-482,764	-508,224	-520,953	-533,683	-559,142	-584,602	-610,061
Site 7	Medium Green 20	Stury	25,000	375,000	-457,058	-483,401	-509,744	-536,086	-549,257	-562,429	-588,771	-615,114	-641,457
Site 8	Medium Green 20 LD	Stury	25,000	375,000	-452,270	-473,247	-494,223	-515,200	-525,688	-536,177	-557,153	-578,130	-599,106
Site 9	Medium Green 12	Stury	50,000	400,000	607,204	580,549	553,894	527,239	513,911	500,583	473,928	447,273	420,618
Site 10	Medium Green 12 LD	Stury	25,000	375,000	469,032	447,978	426,924	405,870	395,343	384,816	363,762	342,708	321,441
Site 11	Small Green 9	Stury	50,000	400,000	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503	1,744,503
Site 12	Small Green 9 LD	Stury	50,000	400,000	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074	1,246,074
Site 14	Small Green 6	Stury	50,000	400,000	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674	1,763,674
Site 15	Small Green 6 LD	Stury	50,000	400,000	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522	1,301,522
Site 17	Small Green 3	Stury	50,000	400,000	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592	1,658,592
		EUV		BLV Residual Value									
		Overall Affordable		40%	40%	40%	40%	40%	40%	40%	40%	40%	
		Affordable Rent		70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%		
		Social Rent			10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%	
		Affordable Home Ownership		5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
		First Homes		25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	V Large Green 300	Stury	25,000	375,000	76,528	47,119	17,710	-12,966	-28,587	-44,506	-76,344	-108,182	-140,020
Site 2	Large 200	Stury	25,000	375,000	-457,652	-489,643	-521,633	-553,624	-569,620	-585,615	-617,606	-649,595	-682,465
Site 3	Large Green 100	Stury	25,000	375,000	-482,443	-515,376	-548,308	-581,241	-597,708	-614,174	-647,107	-680,367	-713,793

Herne Bay and Adjacent

Canterbury City Council, Local Plan Viability Study – May 2022

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV	BLV	Residual Value									
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%		
		Social Rent				8.34%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%	
		Affordable Home Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Heme Bay	25,000	375,000	677,924	663,234	641,178	619,121	604,409	589,697	567,641	545,584	530,894	
Site 2	Large 200	Heme Bay	25,000	375,000	168,434	153,651	131,456	109,260	94,448	79,618	57,384	35,150	20,187	
Site 3	Large Green 100	Heme Bay	25,000	375,000	158,322	143,104	120,255	97,405	82,165	66,924	43,901	20,199	4,231	
Site 4	Medium Green 50	Heme Bay	25,000	375,000	153,039	137,508	114,190	90,593	74,589	58,551	34,083	9,616	-6,679	
Site 5	Medium Green 30	Heme Bay	25,000	375,000	179,922	162,927	136,881	110,836	93,322	75,607	49,048	22,490	4,802	
Site 6	Medium Green 30 LD	Heme Bay	25,000	375,000	131,896	118,062	97,289	76,442	62,313	48,185	27,003	5,821	-8,287	
Site 7	Medium Green 20	Heme Bay	25,000	375,000	188,836	174,521	153,027	131,128	116,509	101,890	79,973	58,056	43,460	
Site 8	Medium Green 20 LD	Heme Bay	25,000	375,000	122,031	110,425	92,973	75,520	63,879	52,239	34,786	17,334	5,710	
Site 9	Medium Green 12	Heme Bay	50,000	400,000	833,153	817,936	795,089	772,241	757,002	741,763	718,916	696,068	680,852	
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	652,823	640,804	622,758	604,712	592,675	580,638	562,592	544,545	532,526	
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	
Site 13	Small Green 9 LD - DRA/AONB	Heme Bay	50,000	400,000	1,031,429	1,012,402	983,831	955,261	936,205	917,148	888,578	860,008	840,980	
Site 14	Small Green 6	Heme Bay	50,000	400,000	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	
Site 15	Small Green 6 LD	Heme Bay	50,000	400,000	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	
Site 16	Small Green 6 LD - DRA	Heme Bay	50,000	400,000	2,549,191	2,494,369	2,412,054	2,329,739	2,274,834	2,219,930	2,137,614	2,055,299	2,000,477	
Site 17	Small Green 3	Heme Bay	50,000	400,000	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	
Site 18	Large Brown 100	Heme Bay	1,000,000	1,200,000	-368,354	-393,909	-432,281	-470,809	-496,786	-522,764	-561,710	-600,657	-626,596	
Site 19	Medium Brown 50	Heme Bay	1,000,000	1,200,000	-359,686	-387,772	-429,942	-472,137	-500,687	-529,237	-572,040	-614,843	-643,350	
Site 20	Medium Brown 20	Heme Bay	1,000,000	1,200,000	-372,922	-406,202	-456,171	-506,643	-540,472	-574,301	-625,020	-675,739	-709,517	
Site 21	Small Brown 10	Heme Bay	1,000,000	1,200,000	-417,219	-450,819	-501,381	-552,587	-586,742	-620,897	-672,103	-723,310	-757,414	
Site 22	Small Brown 6	Heme Bay	1,000,000	1,200,000	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	
Site 23	Large Brown HD 100	Heme Bay	1,000,000	1,200,000	-655,955	-705,671	-780,321	-854,970	-904,761	-954,552	-1,029,202	-1,103,851	-1,153,568	
Site 24	Medium Brown HD 50	Heme Bay	1,000,000	1,200,000	-692,769	-742,670	-817,597	-892,523	-942,499	-992,475	-1,067,402	-1,142,329	-1,192,230	
Site 25	Medium Brown HD 20	Heme Bay	1,000,000	1,200,000	-749,790	-798,740	-872,237	-945,734	-994,757	-1,043,780	-1,117,277	-1,190,775	-1,239,724	
Site 26	Small Brown 10 HD	Heme Bay	1,000,000	1,200,000	-764,011	-820,250	-904,694	-989,138	-1,045,462	-1,101,786	-1,186,230	-1,270,673	-1,326,913	
			EUV	BLV	Residual Value									
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%		
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%	
		Affordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Heme Bay	25,000	375,000	620,930	595,197	569,465	543,732	530,865	517,999	492,266	466,533	440,800	
Site 2	Large 200	Heme Bay	25,000	375,000	118,481	92,586	66,690	40,795	27,848	14,571	-12,600	-39,770	-66,953	
Site 3	Large Green 100	Heme Bay	25,000	375,000	105,813	79,156	52,498	25,041	11,056	-2,930	-30,901	-58,872	-86,842	
Site 4	Medium Green 50	Heme Bay	25,000	375,000	98,659	70,665	42,325	13,779	-493	-14,766	-43,311	-71,857	-100,402	
Site 5	Medium Green 30	Heme Bay	25,000	375,000	125,680	95,187	64,202	33,217	17,725	2,232	-28,753	-59,738	-90,723	
Site 6	Medium Green 30 LD	Heme Bay	25,000	375,000	85,574	60,966	36,254	11,541	-815	-13,171	-37,884	-62,596	-87,309	
Site 7	Medium Green 20	Heme Bay	25,000	375,000	132,832	107,263	81,693	56,123	43,338	30,553	4,984	-20,586	-46,156	
Site 8	Medium Green 20 LD	Heme Bay	25,000	375,000	74,398	54,036	33,675	13,314	3,133	-7,047	-27,408	-47,769	-68,131	
Site 9	Medium Green 12	Heme Bay	50,000	400,000	750,687	724,031	697,376	670,721	657,393	644,066	617,411	590,755	564,100	
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	586,162	565,108	544,054	523,000	512,473	501,946	480,892	459,838	438,784	
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	
Site 13	Small Green 9 LD - DRA/AONB	Heme Bay	50,000	400,000	930,764	897,432	864,100	830,768	814,102	797,436	764,104	730,772	697,441	
Site 14	Small Green 6	Heme Bay	50,000	400,000	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	

Potential Strategic Sites

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV	BLV	Residual Value									
Overall Affordable					30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
Affordable Rent					66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%		
Social Rent						6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%	
Affordable Home Ownership					8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	Merton Park	South Canterbury	25,000	375,000	429,436	417,642	399,933	382,224	370,412	358,600	340,891	323,182	311,387	
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	516,457	503,071	482,973	462,875	449,469	436,064	415,965	395,867	382,482	
Site 4	Milton Manor House	South Canterbury	25,000	375,000	529,715	512,818	487,447	462,076	445,154	428,232	402,861	377,490	360,593	
Site 5	S of Littlebourne Rd	East Canterbury	25,000	375,000	456,031	443,745	425,296	406,847	394,542	382,237	363,788	345,340	333,053	
Site 6	N of Railway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	549,997	536,468	516,154	495,840	482,290	468,741	448,427	427,769	413,925	
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	706,736	685,348	653,234	621,121	599,701	578,281	546,168	514,054	492,667	
Site 8	Uni of Kent B	North Canterbury	25,000	375,000	494,829	482,044	462,846	443,649	430,844	418,039	398,842	379,645	366,859	
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	494,056	481,267	462,064	442,861	430,053	417,244	398,041	378,838	366,049	
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	650,259	634,704	611,348	587,992	572,413	556,835	533,479	510,123	494,567	
Site 11	At Golden Hill	South Whitstable	25,000	375,000	507,505	491,874	468,395	444,916	429,256	413,596	390,117	366,638	351,001	
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	478,609	463,592	441,043	418,495	403,455	388,415	365,867	343,319	328,301	
Site 13	At Coting Fm	Aylesham - Adisham GV	25,000	375,000	431,850	420,374	403,142	385,910	374,417	362,922	345,314	327,707	315,980	
Site 14	W & E Coting Ln	Aylesham - Adisham GV	25,000	375,000	526,767	513,406	493,346	473,285	459,905	446,525	426,464	406,404	393,044	
Site 15	SE of Coting Ln	Aylesham - Adisham GV	25,000	375,000	650,536	634,974	611,608	588,242	572,657	557,071	533,705	510,339	494,778	
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	752,124	733,592	705,767	677,941	659,361	640,822	612,996	585,170	566,638	
Site 17	Bekesbourne Fm	Bekesbourne GV	25,000	375,000	585,800	571,852	550,910	529,967	515,998	502,029	481,088	460,143	446,196	
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	583,411	569,329	548,184	527,039	512,935	498,831	477,686	456,541	442,458	

			EUV	BLV	Residual Value									
Overall Affordable					35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%		
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%	
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	Merton Park	South Canterbury	25,000	375,000	378,850	358,189	337,528	316,868	306,537	296,207	275,546	254,886	234,225	
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	458,399	434,951	411,503	388,055	376,331	364,607	341,159	317,711	294,263	
Site 4	Milton Manor House	South Canterbury	25,000	375,000	459,360	429,760	400,161	370,561	355,762	340,962	311,363	281,763	252,164	
Site 5	S of Littlebourne Rd	East Canterbury	25,000	375,000	402,741	381,218	359,695	338,171	327,410	316,648	295,125	273,601	252,078	
Site 6	N of Railway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	490,137	466,438	442,738	419,039	406,925	394,799	370,548	346,297	322,045	
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	615,376	577,910	540,444	502,978	484,245	465,512	428,047	390,581	353,115	
Site 8	Uni of Kent B	North Canterbury	25,000	375,000	439,145	416,748	394,351	371,954	360,756	349,557	327,160	304,763	282,366	
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	438,539	416,135	393,732	371,328	360,126	348,925	326,521	304,118	281,714	
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	580,280	553,032	525,783	498,534	484,910	471,285	444,036	416,788	389,539	
Site 11	At Golden Hill	South Whitstable	25,000	375,000	438,709	411,360	384,011	356,662	342,988	329,313	301,964	274,577	247,185	
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	414,509	388,203	361,896	335,590	322,436	309,283	282,977	256,670	230,364	
Site 13	At Coting Fm	Aylesham - Adisham GV	25,000	375,000	382,252	362,148	342,037	321,495	311,223	300,952	280,410	259,868	239,325	
Site 14	W & E Coting Ln	Aylesham - Adisham GV	25,000	375,000	468,642	445,238	421,834	398,430	386,729	375,027	351,623	328,219	304,815	
Site 15	SE of Coting Ln	Aylesham - Adisham GV	25,000	375,000	580,609	553,349	526,089	498,828	485,198	471,568	444,308	417,047	389,787	
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	669,705	637,242	604,779	572,315	556,084	539,852	507,389	474,925	442,462	
Site 17	Bekesbourne Fm	Bekesbourne GV	25,000	375,000	521,994	497,560	473,127	448,694	436,477	424,261	399,827	375,394	350,961	
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	520,782	496,113	471,443	446,774	434,440	422,105	397,436	372,766	348,097	

			EUV	BLV	Residual Value									
Overall Affordable					40%	40%	40%	40%	40%	40%	40%	40%	40%	40%
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%		
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%	
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	

Appendix 2 – Sensitivity Testing ZERO REGULATED AND UNREGULATED CO₂

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

			EUV	BLV	Residual Value													
					BCIS Value			+20%	+15%	+10%	+5%	+0%						
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	257,979	397,632	537,285	676,722	813,505	444,657	630,420	813,505	996,589	1,179,674	1,362,759			
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	-384,152	-207,639	-33,618	134,796	300,619	-79,774	112,801	300,619	488,436	676,254	864,071			
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	-407,052	-224,856	-44,918	130,345	301,525	-90,124	108,804	301,525	494,247	686,968	879,690			
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	-433,168	-243,835	-56,635	127,867	305,748	-103,418	105,574	305,748	505,922	706,097	906,271			
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	-405,688	-216,625	-30,069	155,233	333,213	-74,102	133,642	333,213	531,822	730,432	929,041			
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	-389,195	-221,781	-56,113	108,369	266,373	-94,012	89,786	266,373	441,720	617,067	792,413			
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	-382,824	-197,523	-14,787	167,645	344,223	-69,306	140,690	344,223	544,360	744,497	944,635			
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	-393,497	-227,457	-63,061	100,621	259,857	-109,244	77,529	259,857	437,861	615,866	793,870			
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	-42,144	142,099	324,865	503,040	678,633	240,615	462,188	678,633	895,078	1,111,522	1,327,967			
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	-64,735	86,202	236,372	382,832	526,683	168,997	350,360	526,683	703,006	879,329	1,055,652			
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	379,430	729,250	1,072,231	1,408,367	1,744,503	753,556	1,252,109	1,744,503	2,236,897	2,729,291	3,221,685			
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	271,022	520,893	765,879	1,005,976	1,246,074	538,254	894,364	1,246,074	1,597,784	1,949,494	2,301,204			
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	-41,208	183,189	407,586	627,822	843,560	303,117	576,597	843,560	1,107,203	1,370,847	1,634,490			
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	379,430	732,125	1,080,765	1,426,645	1,763,674	756,910	1,265,858	1,763,674	2,256,068	2,748,462	3,240,856			
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	74,047	386,168	696,874	1,002,964	1,301,522	445,021	878,777	1,301,522	1,719,679	2,137,835	2,555,992			
Site 16	Small Green 6 LD - DRA	Cant. Whit, Rural	50,000	400,000	-1,049,332	-301,857	442,492	1,186,840	1,927,687	167,655	1,049,421	1,927,687	2,792,415	3,636,285	4,476,654			
Site 17	Small Green 3	Cant. Whit, Rural	50,000	400,000	-273,794	209,302	692,399	1,175,495	1,658,592	345,931	1,002,261	1,658,592	2,304,006	2,946,781	3,572,297			
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	-1,348,488	-1,040,464	-732,441	-428,570	-127,421	-740,311	-432,267	-127,421	170,226	458,816	747,405			
Site 19	Medium Brown 50	Cant. Whit, Rural	1,000,000	1,200,000	-1,376,279	-1,055,037	-733,794	-417,063	-103,382	-738,221	-419,062	-103,382	206,850	506,075	805,301			
Site 20	Medium Brown 20	Cant. Whit, Rural	1,000,000	1,200,000	-1,418,050	-1,090,267	-762,484	-438,865	-118,579	-746,180	-430,647	-118,579	191,674	493,743	789,431			
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	-1,514,046	-1,170,810	-827,574	-488,287	-152,435	-811,274	-480,064	-152,435	172,819	497,493	815,436			
Site 22	Small Brown 6	Cant. Whit, Rural	1,000,000	1,200,000	-1,502,871	-1,053,225	-607,493	-165,940	273,459	-808,860	-264,881	273,459	811,799	1,343,373	1,865,545			
Site 23	Large Brown HD 100	Cant. Whit, Rural	1,000,000	1,200,000	-3,072,894	-2,463,176	-1,860,154	-1,258,054	-655,955	-1,757,329	-1,206,642	-655,955	-117,858	404,052	913,488			
Site 24	Medium Brown HD 50	Cant. Whit, Rural	1,000,000	1,200,000	-3,122,632	-2,510,581	-1,901,280	-1,297,024	-692,769	-1,796,513	-1,244,641	-692,769	-152,773	378,813	889,345			
Site 25	Medium Brown HD 20	Cant. Whit, Rural	1,000,000	1,200,000	-3,188,650	-2,578,935	-1,969,220	-1,359,505	-749,990	-1,865,614	-1,307,702	-749,990	-202,276	339,268	873,994			
Site 26	Small Brown 10 HD	Cant. Whit, Rural	1,000,000	1,200,000	-3,287,205	-2,656,406	-2,025,608	-1,394,809	-764,011	-1,895,818	-1,329,914	-764,011	-208,799	340,502	889,803			

Sturry

			EUV	BLV	Residual Value											
		BCIS			+20%	+15%	+10%	+5%	+0%							
		Value								-10%	-5%	0%	+5%	+10%	+15%	
Site 1	V Large Green 300	Sturry	25,000	375,000	-371,769	-223,048	-76,439	64,878	200,468	-109,168	49,370	200,468	351,566	502,664	652,788	
Site 2	Large 200	Sturry	25,000	375,000	-1,026,154	-847,648	-671,479	-497,664	-325,585	-653,766	-488,807	-325,585	-163,296	-3,177	150,587	
Site 3	Large Green 100	Sturry	25,000	375,000	-1,063,751	-880,815	-699,469	-520,027	-341,945	-679,117	-509,851	-341,945	-175,199	-10,899	148,173	
Site 4	Medium Green 50	Sturry	25,000	375,000	-1,110,894	-923,442	-736,967	-550,491	-365,124	-715,639	-539,827	-365,124	-191,911	-21,079	146,514	
Site 5	Medium Green 30	Sturry	25,000	375,000	-1,075,976	-889,766	-703,555	-517,345	-332,631	-680,009	-505,572	-332,631	-161,033	8,287	175,885	
Site 6	Medium Green 30 LD	Sturry	25,000	375,000	-981,089	-816,202	-651,315	-486,427	-322,428	-629,551	-475,546	-322,428	-170,698	-20,990	127,566	
Site 7	Medium Green 20	Sturry	25,000	375,000	-1,061,862	-878,992	-696,421	-513,850	-332,793	-682,836	-507,057	-332,793	-159,858	10,763	180,821	
Site 8	Medium Green 20 LD	Sturry	25,000	375,000	-998,164	-833,592	-670,059	-506,525	-343,638	-655,671	-499,331	-343,638	-189,609	-37,358	114,395	
Site 9	Medium Green 12	Sturry	50,000	400,000	86,491	265,076	439,826	610,311	780,796	345,919	564,352	780,796	997,241	1,213,686	1,430,130	
Site 10	Medium Green 12 LD	Sturry	25,000	375,000	40,646	187,193	331,045	470,712	610,378	255,667	434,055	610,378	786,701	963,024	1,139,347	
Site 11	Small Green 9	Sturry	50,000	400,000	624,857	960,675	1,287,358	1,613,716	1,940,073	954,795	1,447,679	1,940,073	2,432,467	2,924,861	3,417,255	
Site 12	Small Green 9 LD	Sturry	50,000	400,000	446,327	686,196	919,541	1,152,654	1,385,767	681,996	1,034,057	1,385,767	1,737,477	2,089,187	2,440,897	
Site 14	Small Green 6	Sturry	50,000	400,000	625,675	966,311	1,302,128	1,632,886	1,959,244	960,431	1,466,850	1,959,244	2,451,638	2,944,032	3,436,426	
Site 15	Small Green 6 LD	Sturry	50,000	400,000	291,964	595,006	892,771	1,185,780	1,474,594	626,588	1,056,437	1,474,594	1,892,751	2,310,908	2,729,064	
Site 17	Small Green 3	Sturry	50,000	400,000	63,495	532,538	1,001,580	1,470,623	1,936,001	627,005	1,283,336	1,936,001	2,579,649	3,214,659	3,840,176	

Canterbury City Council, Local Plan Viability Study – May 2022

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

Herne Bay and Adjacent

			EUV	BLV	Residual Value												
					BCIS Value	+20%	+15%	+10%	+5%	+0%	-10%						
Site 1	V Large Green 300	Herne Bay	25,000	375,000	76,532	425,890	347,712	483,303	618,460	274,855	446,874	618,460	787,813	957,167	1,126,521		
Site 2	Large 200	Herne Bay	25,000	375,000	-562,302	-152,662	-218,236	-48,938	115,371	-245,575	-62,297	115,371	289,103	462,834	636,565		
Site 3	Large Green 100	Herne Bay	25,000	375,000	-589,617	-166,920	-233,928	-58,902	112,038	-259,846	-71,564	112,038	290,306	468,573	646,840		
Site 4	Medium Green 50	Herne Bay	25,000	375,000	-623,055	-182,549	-253,107	-71,022	108,981	-279,850	-84,090	108,981	294,143	479,304	664,465		
Site 5	Medium Green 30	Herne Bay	25,000	375,000	-592,919	-151,118	-223,840	-42,423	137,801	-248,024	-54,231	137,801	322,359	506,073	689,787		
Site 6	Medium Green 30 LD	Herne Bay	25,000	375,000	-554,612	-185,018	-227,339	-66,233	93,736	-247,730	-76,185	93,736	257,061	419,257	581,453		
Site 7	Medium Green 20	Herne Bay	25,000	375,000	-574,791	-136,844	-213,168	-35,409	142,011	-247,535	-52,235	142,011	330,472	515,599	700,726		
Site 8	Medium Green 20 LD	Herne Bay	25,000	375,000	-564,185	-196,029	-239,514	-79,544	79,375	-267,808	-93,390	79,375	248,266	412,920	577,574		
Site 9	Medium Green 12	Herne Bay	50,000	400,000	86,491	508,955	439,826	610,311	780,796	345,919	564,352	780,796	997,241	1,213,686	1,430,130		
Site 10	Medium Green 12 LD	Herne Bay	25,000	375,000	40,646	380,641	331,045	470,712	610,378	255,667	434,055	610,378	786,701	963,024	1,139,347		
Site 11	Small Green 9	Herne Bay	50,000	400,000	624,857	1,380,486	1,287,358	1,613,716	1,940,073	954,795	1,447,679	1,940,073	2,432,467	2,924,861	3,417,255		
Site 12	Small Green 9 LD	Herne Bay	50,000	400,000	446,327	986,062	919,541	1,152,654	1,385,767	681,996	1,034,057	1,385,767	1,737,477	2,089,187	2,440,897		
Site 13	Small Green 9 LD - DRA/AONB	Herne Bay	50,000	400,000	115,462	643,259	548,600	760,348	967,988	433,347	704,345	967,988	1,231,632	1,495,275	1,758,919		
Site 14	Small Green 6	Herne Bay	50,000	400,000	625,675	1,397,956	1,302,128	1,632,886	1,959,244	960,431	1,466,850	1,959,244	2,451,638	2,944,032	3,436,426		
Site 15	Small Green 6 LD	Herne Bay	50,000	400,000	291,964	903,904	892,771	1,185,780	1,474,594	626,588	1,056,437	1,474,594	1,892,751	2,310,908	2,729,064		
Site 16	Small Green 6 LD - DRA	Herne Bay	50,000	400,000	-526,515	1,076,482	918,875	1,641,569	2,352,394	600,730	1,482,497	2,352,394	3,208,658	4,049,028	4,889,397		
Site 17	Small Green 3	Herne Bay	50,000	400,000	63,495	972,688	1,001,580	1,470,623	1,936,001	627,005	1,283,336	1,936,001	2,579,649	3,214,659	3,840,176		
Site 18	Large Brown 100	Herne Bay	1,000,000	1,200,000	-1,387,892	-694,746	-785,888	-486,825	-192,963	-762,422	-475,093	-192,963	84,978	350,784	616,590		
Site 19	Medium Brown 50	Herne Bay	1,000,000	1,200,000	-1,418,707	-705,905	-794,913	-483,016	-177,085	-766,958	-469,039	-177,085	111,737	388,586	664,189		
Site 20	Medium Brown 20	Herne Bay	1,000,000	1,200,000	-1,453,707	-734,444	-817,212	-498,965	-186,500	-769,511	-475,114	-186,500	99,260	382,101	654,668		
Site 21	Small Brown 10	Herne Bay	1,000,000	1,200,000	-1,549,374	-812,368	-882,872	-549,621	-221,570	-833,633	-525,001	-221,570	78,007	377,584	673,119		
Site 22	Small Brown 6	Herne Bay	1,000,000	1,200,000	-1,613,007	-657,841	-735,356	-304,286	122,330	-878,637	-373,509	122,330	618,169	1,111,806	1,598,064		
Site 23	Large Brown HD 100	Herne Bay	1,000,000	1,200,000	-2,647,200	-1,154,540	-1,474,810	-890,226	-311,960	-1,407,017	-856,329	-311,960	219,062	728,498	1,237,934		
Site 24	Medium Brown HD 50	Herne Bay	1,000,000	1,200,000	-2,695,309	-1,192,703	-1,514,556	-927,879	-346,808	-1,444,946	-893,074	-346,808	188,873	704,420	1,214,951		
Site 25	Medium Brown HD 20	Herne Bay	1,000,000	1,200,000	-2,762,958	-1,253,687	-1,579,003	-987,025	-399,090	-1,510,871	-952,959	-399,090	142,454	680,983	1,202,708		
Site 26	Small Brown 10 HD	Herne Bay	1,000,000	1,200,000	-3,189,359	-1,659,618	-1,964,463	-1,352,015	-741,621	-1,871,374	-1,305,471	-741,621	-189,656	359,645	908,946		

Potential Strategic Sites

			EUV	BLV	Residual Value										
					BCIS Value	+20%	+15%	+10%	+5%	+0%	-10%	-5%	0%	+5%	+10%
Site 1	Merton Park	South Canterbury	25,000	375,000	-27,687	89,551	203,626	316,531	429,436	129,742	279,589	429,436	577,375	724,910	872,444
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	5,456	135,520	262,499	389,478	516,457	178,407	347,432	516,457	684,414	850,863	1,017,312
Site 4	Milton Manor House	South Canterbury	25,000	375,000	-129,885	40,831	204,261	366,988	529,715	112,093	320,904	529,715	738,526	947,337	1,156,148
Site 5	S of Littlebourne Rd	East Canterbury	25,000	375,000	-22,997	98,835	219,433	338,246	456,031	140,903	299,299	456,031	612,763	769,495	924,482
Site 6	N of Railway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	26,762	158,194	289,626	421,058	549,997	202,791	377,641	549,997	721,670	893,343	1,065,017
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	-139,559	79,273	288,429	497,582	706,736	167,546	437,141	706,736	976,330	1,245,925	1,515,519
Site 8	Uni of Kent B	North Canterbury	25,000	375,000	565	125,816	250,700	372,765	494,829	169,343	332,364	494,829	657,295	819,760	981,297
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	-99	125,134	250,019	372,038	494,056	168,726	331,691	494,056	656,422	818,787	980,299
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	57,718	205,853	353,988	502,124	650,259	254,433	452,346	650,259	847,317	1,042,188	1,237,059
Site 11	At Golden Hill	South Whitstable	25,000	375,000	-123,075	40,095	195,967	351,736	507,505	105,376	306,441	507,505	708,532	909,553	1,110,575
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	-115,550	37,941	184,830	331,720	478,609	99,804	289,207	478,609	668,012	857,414	1,046,816
Site 13	At Cooting Fm	Aylesham - Adisham GV	25,000	375,000	-20,257	95,969	208,430	320,892	431,850	135,082	284,217	431,850	578,476	725,102	871,728
Site 14	W & E Cooting Ln	Aylesham - Adisham GV	25,000	375,000	16,928	146,285	273,112	399,939	526,767	189,108	357,937	526,767	693,906	860,121	1,026,336
Site 15	SE of Cooting Ln	Aylesham - Adisham GV	25,000	375,000	58,601	206,585	354,568	502,552	650,536	254,964	452,750	650,536	848,057	1,042,865	1,237,674
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	37,604	219,387	397,969	575,047	752,124	278,712	515,418	752,124	988,830	1,222,302	1,455,638
Site 17	Bekesbourne Farm	Bekesbourne GV	25,000	375,000	45,675	182,651	318,806	452,303	585,800	228,023	406,985	585,800	764,616	943,431	1,122,246
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	43,598	180,434	316,665	450,038	583,411	226,426	405,081	583,411	761,741	940,071	1,118,401

Appendix 3 – Affordable Rent or Social Rent? ZERO REGULATED CO₂

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV	BLV	Residual Value											
Overall Affordable					30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	30%	
Affordable Rent					66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%				
Social Rent						6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%			
Affordable Home Ownership					8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%			
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%			
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	893,087	878,697	857,090	835,483	821,071	806,659	785,052	763,445	749,054			
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	397,098	382,315	360,119	337,923	323,119	308,306	286,072	263,838	249,031			
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	401,120	385,903	363,053	340,204	324,963	309,723	286,873	264,024	248,806			
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	409,243	393,712	370,394	347,075	331,522	315,968	292,649	269,331	253,800			
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	436,560	419,702	394,390	369,079	352,196	335,313	310,001	284,689	267,832			
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	357,885	344,440	324,253	304,065	290,800	277,135	256,947	236,760	223,315			
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	445,551	431,639	410,751	389,863	375,931	361,999	341,111	320,223	306,311			
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	350,619	339,541	322,908	306,275	295,181	284,087	267,454	250,820	239,743			
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	780,796	765,580	742,733	719,885	704,646	689,407	666,560	643,712	628,496			
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	610,378	598,359	580,313	562,267	550,230	538,193	520,147	502,100	490,081			
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073			
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767			
Site 13	Small Green 9 LD - DRA/AD NB	Cant. Whit, Rural	50,000	400,000	967,988	948,961	920,390	891,820	872,764	853,707	825,137	796,567	777,539			
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244			
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594			
Site 16	Small Green 6 LD - DRA	Cant. Whit, Rural	50,000	400,000	2,352,394	2,297,572	2,215,257	2,132,941	2,078,037	2,023,132	1,940,817	1,858,502	1,803,680			
Site 17	Small Green 3	Cant. Whit, Rural	50,000	400,000	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001			
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	46,741	21,564	-16,240	-54,045	-79,260	-104,475	-142,279	-180,084	-205,261			
Site 19	Medium Brown 50	Cant. Whit, Rural	1,000,000	1,200,000	78,249	50,579	9,031	-32,516	-60,229	-87,941	-129,488	-171,036	-198,706			
Site 20	Medium Brown 20	Cant. Whit, Rural	1,000,000	1,200,000	66,750	33,963	-15,268	-64,498	-97,335	-130,172	-179,403	-228,633	-261,421			
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	41,630	8,527	-41,178	-90,882	-124,035	-157,187	-206,892	-256,596	-289,699			
Site 22	Small Brown 6	Cant. Whit, Rural	1,000,000	1,200,000	529,109	529,109	529,109	529,109	529,109	529,109	529,109	529,109	529,109			
Site 23	Large Brown HD 100	Cant. Whit, Rural	1,000,000	1,200,000	-311,960	-360,218	-432,677	-505,137	-554,449	-604,240	-678,889	-753,539	-803,255			
Site 24	Medium Brown HD 50	Cant. Whit, Rural	1,000,000	1,200,000	-346,808	-395,245	-467,973	-540,956	-609,932	-640,908	-715,835	-790,762	-840,663			
Site 25	Medium Brown HD 20	Cant. Whit, Rural	1,000,000	1,200,000	-399,090	-446,603	-517,944	-590,991	-640,014	-689,037	-762,534	-836,031	-894,981			
Site 26	Small Brown 10 HD	Cant. Whit, Rural	1,000,000	1,200,000	-401,450	-456,040	-538,006	-622,128	-678,452	-734,776	-819,220	-903,663	-959,903			

			EUV	BLV	Residual Value											
Overall Affordable					35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	35%	
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%				
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%			
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%			
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%			
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	827,839	802,631	777,423	752,214	739,610	727,006	701,798	676,590	651,381			
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	338,355	312,460	286,564	260,669	247,722	234,774	208,879	182,984	157,088			
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	339,582	312,924	286,267	259,609	246,280	232,951	206,294	179,636	152,978			
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	344,335	317,130	289,925	262,720	249,117	235,515	208,310	181,105	153,900			
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	373,665	344,135	314,604	285,074	270,309	255,544	226,013	196,483	166,928			
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	303,613	280,061	256,509	232,957	221,180	209,404	185,852	162,300	138,748			
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	380,948	356,578	332,209	307,840	295,655	283,470	259,101	234,185	209,109			
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	295,252	275,847	256,441	237,036	227,334	217,631	198,118	178,150	158,183			
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	707,466	680,811	654,155	627,500	614,172	600,845	574,190	547,534	520,879			
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	551,057	530,003	508,949	487,895	477,368	466,841	445,787	424,733	403,678			
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073			
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767			
Site 13	Small Green 9 LD - DRA/AD NB	Cant. Whit, Rural	50,000	400,000	878,571	845,239	811,907	778,575	761,909	745,243	711,911	678,119	643,821			
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244			

Sturry

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV		BLV Residual Value								
Overall Affordable					30%	30%	30%	30%	30%	30%	30%	30%	30%
Affordable Rent					66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
Social Rent						6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
Affordable Home Ownership					8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Stury	25,000	375,000	200,468	185,778	163,722	141,665	126,953	112,241	90,184	68,128	53,438
Site 2	Large 200	Stury	25,000	375,000	-325,585	-341,328	-364,967	-388,605	-404,372	-420,157	-443,874	-467,908	-483,915
Site 3	Large Green 100	Stury	25,000	375,000	-341,945	-358,152	-382,487	-406,822	-423,053	-439,384	-464,084	-488,784	-505,234
Site 4	Medium Green 50	Stury	25,000	375,000	-365,124	-381,664	-406,498	-431,332	-448,030	-464,843	-490,050	-515,257	-532,045
Site 5	Medium Green 30	Stury	25,000	375,000	-332,631	-350,585	-377,542	-404,499	-422,479	-440,581	-467,942	-495,303	-513,526
Site 6	Medium Green 30 LD	Stury	25,000	375,000	-322,428	-336,746	-358,246	-379,746	-394,274	-408,829	-430,651	-452,474	-467,007
Site 7	Medium Green 20	Stury	25,000	375,000	-332,793	-347,609	-369,855	-392,100	-406,938	-421,776	-444,175	-466,755	-481,793
Site 8	Medium Green 20 LD	Stury	25,000	375,000	-343,638	-355,436	-373,150	-390,926	-402,919	-414,911	-432,891	-450,871	-462,846
Site 9	Medium Green 12	Stury	50,000	400,000	780,796	765,580	742,733	719,885	704,646	689,407	666,560	643,712	628,496
Site 10	Medium Green 12 LD	Stury	25,000	375,000	610,378	598,359	580,313	562,267	550,230	538,193	520,147	502,100	490,081
Site 11	Small Green 9	Stury	50,000	400,000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073
Site 12	Small Green 9 LD	Stury	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767
Site 14	Small Green 6	Stury	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244
Site 15	Small Green 6 LD	Stury	50,000	400,000	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594
Site 17	Small Green 3	Stury	50,000	400,000	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001
			EUV		BLV Residual Value								
Overall Affordable					35%	35%	35%	35%	35%	35%	35%	35%	35%
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Stury	25,000	375,000	179,132	153,399	127,667	101,934	89,067	76,201	50,468	24,735	-1,738
Site 2	Large 200	Stury	25,000	375,000	-339,963	-367,542	-395,120	-422,743	-436,739	-450,735	-478,727	-506,719	-534,711
Site 3	Large Green 100	Stury	25,000	375,000	-359,014	-387,404	-415,855	-444,671	-459,079	-473,488	-502,304	-531,120	-559,936
Site 4	Medium Green 50	Stury	25,000	375,000	-382,252	-411,225	-440,539	-469,947	-484,651	-499,355	-528,763	-558,171	-587,579
Site 5	Medium Green 30	Stury	25,000	375,000	-348,966	-380,416	-411,866	-443,787	-459,748	-475,709	-507,630	-539,552	-571,473
Site 6	Medium Green 30 LD	Stury	25,000	375,000	-335,012	-360,095	-385,514	-410,973	-423,703	-436,432	-461,892	-487,351	-512,810
Site 7	Medium Green 20	Stury	25,000	375,000	-350,542	-376,495	-402,449	-428,647	-441,818	-454,989	-481,332	-507,674	-534,017
Site 8	Medium Green 20 LD	Stury	25,000	375,000	-356,648	-377,474	-398,451	-419,427	-429,916	-440,404	-461,380	-482,357	-503,334
Site 9	Medium Green 12	Stury	50,000	400,000	707,466	680,811	654,155	627,500	614,172	600,845	574,190	547,534	520,879
Site 10	Medium Green 12 LD	Stury	25,000	375,000	551,057	530,003	508,949	487,895	477,368	466,841	445,787	424,733	403,678
Site 11	Small Green 9	Stury	50,000	400,000	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073	1,940,073
Site 12	Small Green 9 LD	Stury	50,000	400,000	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767	1,385,767
Site 14	Small Green 6	Stury	50,000	400,000	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244	1,959,244
Site 15	Small Green 6 LD	Stury	50,000	400,000	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594	1,474,594
Site 17	Small Green 3	Stury	50,000	400,000	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001	1,936,001
			EUV		BLV Residual Value								
Overall Affordable					40%	40%	40%	40%	40%	40%	40%	40%	40%
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	V Large Green 300	Stury	25,000	375,000	155,630	126,221	96,812	67,403	52,698	37,994	8,317	-22,652	-54,490
Site 2	Large 200	Stury	25,000	375,000	-357,013	-388,531	-420,378	-452,369	-468,364	-484,359	-516,350	-548,341	-580,332
Site 3	Large Green 100	Stury	25,000	375,000	-377,823	-410,560	-443,493	-476,426	-492,893	-509,359	-542,292	-575,225	-608,158

Herne Bay and Adjacent

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV	BLV	Residual Value									
		Overall Affordable			30%	30%	30%	30%	30%	30%	30%	30%	30%	30%
		Affordable Rent			66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%		
		Social Rent			8.34%	8.34%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%	
		Affordable Home Ownership			8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	V Large Green 300	Heme Bay	25,000	375,000	677,924	663,234	641,178	619,121	604,409	589,697	567,641	545,584	530,894	
Site 2	Large 200	Heme Bay	25,000	375,000	168,434	153,651	131,456	109,260	94,448	79,618	57,384	35,150	20,187	
Site 3	Large Green 100	Heme Bay	25,000	375,000	158,322	143,104	120,255	97,405	82,165	66,924	43,901	20,199	4,231	
Site 4	Medium Green 50	Heme Bay	25,000	375,000	153,039	137,508	114,190	90,593	74,589	58,551	34,083	9,616	-6,679	
Site 5	Medium Green 30	Heme Bay	25,000	375,000	179,922	162,927	136,881	110,836	93,322	75,607	49,048	22,490	4,802	
Site 6	Medium Green 30 LD	Heme Bay	25,000	375,000	131,896	118,062	97,289	76,442	62,313	48,185	27,003	5,821	-8,287	
Site 7	Medium Green 20	Heme Bay	25,000	375,000	188,836	174,521	153,027	131,128	116,509	101,890	79,973	58,056	43,460	
Site 8	Medium Green 20 LD	Heme Bay	25,000	375,000	122,031	110,425	92,973	75,520	63,879	52,239	34,786	17,334	5,710	
Site 9	Medium Green 12	Heme Bay	50,000	400,000	833,153	817,936	795,089	772,241	757,002	741,763	718,916	696,068	680,852	
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	652,823	640,804	622,758	604,712	592,675	580,638	562,592	544,545	532,526	
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	
Site 13	Small Green 9 LD - DRA/AD NB	Heme Bay	50,000	400,000	1,031,429	1,012,402	983,831	955,261	936,205	917,148	888,578	860,008	840,980	
Site 14	Small Green 6	Heme Bay	50,000	400,000	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	
Site 15	Small Green 6 LD	Heme Bay	50,000	400,000	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	1,620,611	
Site 16	Small Green 6 LD - DRA	Heme Bay	50,000	400,000	2,549,191	2,494,369	2,412,054	2,329,739	2,274,834	2,219,930	2,137,614	2,055,299	2,000,477	
Site 17	Small Green 3	Heme Bay	50,000	400,000	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	2,151,517	
Site 18	Large Brown 100	Heme Bay	1,000,000	1,200,000	-368,354	-393,909	-432,281	-470,809	-496,786	-522,764	-561,710	-600,657	-626,596	
Site 19	Medium Brown 50	Heme Bay	1,000,000	1,200,000	-359,686	-387,772	-429,942	-472,137	-500,687	-529,237	-572,040	-614,843	-643,350	
Site 20	Medium Brown 20	Heme Bay	1,000,000	1,200,000	-372,922	-406,202	-456,171	-506,643	-540,472	-574,301	-626,020	-675,739	-709,517	
Site 21	Small Brown 10	Heme Bay	1,000,000	1,200,000	-417,219	-450,819	-501,381	-552,587	-586,742	-620,897	-672,103	-723,310	-757,414	
Site 22	Small Brown 6	Heme Bay	1,000,000	1,200,000	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	-133,320	
Site 23	Large Brown HD 100	Heme Bay	1,000,000	1,200,000	-655,955	-705,671	-780,321	-854,970	-904,761	-954,552	-1,029,202	-1,103,851	-1,153,568	
Site 24	Medium Brown HD 50	Heme Bay	1,000,000	1,200,000	-692,769	-742,670	-817,597	-892,523	-942,499	-992,475	-1,067,402	-1,142,329	-1,192,230	
Site 25	Medium Brown HD 20	Heme Bay	1,000,000	1,200,000	-749,790	-798,740	-872,237	-946,734	-994,757	-1,043,780	-1,117,277	-1,190,775	-1,239,724	
Site 26	Small Brown 10 HD	Heme Bay	1,000,000	1,200,000	-764,011	-820,250	-904,694	-989,138	-1,045,462	-1,101,786	-1,186,230	-1,270,673	-1,326,913	

			EUV	BLV	Residual Value									
		Overall Affordable			35%	35%	35%	35%	35%	35%	35%	35%	35%	35%
		Affordable Rent			70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%		
		Social Rent				10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%	
		Affordable Home Ownership			5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	
		First Homes			25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	
Site 1	V Large Green 300	Heme Bay	25,000	375,000	620,930	595,197	569,465	543,732	530,865	517,999	492,266	466,533	440,800	
Site 2	Large 200	Heme Bay	25,000	375,000	118,481	92,586	66,690	40,795	27,848	14,571	-12,600	-39,770	-66,953	
Site 3	Large Green 100	Heme Bay	25,000	375,000	105,813	79,156	52,498	25,041	11,056	-2,930	-30,901	-58,872	-86,842	
Site 4	Medium Green 50	Heme Bay	25,000	375,000	98,659	70,665	42,325	13,779	-493	-14,766	-43,311	-71,857	-100,402	
Site 5	Medium Green 30	Heme Bay	25,000	375,000	125,680	95,187	64,202	33,217	17,725	2,232	-28,753	-59,738	-90,723	
Site 6	Medium Green 30 LD	Heme Bay	25,000	375,000	85,574	60,966	36,254	11,541	-815	-13,171	-37,884	-62,596	-87,309	
Site 7	Medium Green 20	Heme Bay	25,000	375,000	132,832	107,263	81,693	56,123	43,338	30,553	4,984	-20,586	-46,156	
Site 8	Medium Green 20 LD	Heme Bay	25,000	375,000	74,398	54,036	33,675	13,314	3,133	-7,047	-27,408	-47,769	-68,131	
Site 9	Medium Green 12	Heme Bay	50,000	400,000	750,687	724,031	697,376	670,721	657,393	644,066	617,411	590,755	564,100	
Site 10	Medium Green 12 LD	Heme Bay	25,000	375,000	586,162	565,108	544,054	523,000	512,473	501,946	480,892	459,838	438,784	
Site 11	Small Green 9	Heme Bay	50,000	400,000	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	2,120,242	
Site 12	Small Green 9 LD	Heme Bay	50,000	400,000	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	1,514,459	
Site 13	Small Green 9 LD - DRA/AD NB	Heme Bay	50,000	400,000	930,764	897,432	864,100	830,768	814,102	797,436	764,104	730,772	697,441	
Site 14	Small Green 6	Heme Bay	50,000	400,000	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	2,139,413	

Potential Strategic Sites

Canterbury City Council, Local Plan Viability Study – May 2022

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

			EUV		BLV Residual Value								
Overall Affordable					30%	30%	30%	30%	30%	30%	30%	30%	30%
Affordable Rent					66.66%	60.00%	50.00%	40.00%	33.33%	26.66%	16.66%	6.66%	
Social Rent						6.66%	16.66%	26.66%	33.33%	40.00%	50.00%	60.00%	66.66%
Affordable Home Ownership					8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%	8.34%
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	Merton Park	South Canterbury	25,000	375,000	494,219	482,662	466,309	447,914	436,102	424,290	406,581	388,872	377,078
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	590,336	576,950	556,852	536,753	523,348	509,942	489,844	469,746	456,360
Site 4	Milton Manor House	South Canterbury	25,000	375,000	624,393	607,496	582,125	556,754	539,832	522,909	497,538	472,167	455,270
Site 5	S of Littlebourne Rd	East Canterbury	25,000	375,000	524,561	512,274	493,826	475,377	463,072	450,767	432,318	413,869	401,583
Site 6	N of Railway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	624,740	611,210	590,897	570,583	557,033	543,484	523,170	502,856	489,327
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	828,425	807,037	774,924	742,810	721,390	699,971	667,857	635,743	614,356
Site 8	Uni of Kent B	North Canterbury	25,000	375,000	565,849	553,063	533,866	514,668	501,864	489,059	469,861	450,664	437,878
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	565,049	552,260	533,057	513,854	501,045	488,237	469,034	449,831	437,042
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	736,447	720,892	697,536	674,180	658,601	643,023	619,667	596,311	580,755
Site 11	At Golden Hill	South Whitstable	25,000	375,000	598,134	582,503	559,024	535,546	519,885	504,225	480,746	457,267	441,630
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	564,072	549,055	526,506	503,958	488,918	473,878	451,330	428,782	413,764
Site 13	At Coting Fm	Aylesham - Adisham GV	25,000	375,000	495,905	484,429	467,197	449,965	438,472	426,978	409,747	392,515	381,038
Site 14	W & E Coting Ln	Aylesham - Adisham GV	25,000	375,000	599,979	586,890	567,136	547,076	533,696	520,315	500,255	480,194	466,834
Site 15	SE of Coting Ln	Aylesham - Adisham GV	25,000	375,000	736,635	721,073	697,707	674,341	658,756	643,171	619,805	596,439	580,877
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	855,151	836,620	808,794	780,968	762,408	743,849	716,023	688,197	669,665
Site 17	Bekesbourne Fm	Bekesbourne GV	25,000	375,000	663,471	649,524	628,581	607,638	593,669	579,700	558,757	537,815	523,867
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	661,010	646,928	625,782	604,637	590,534	576,430	555,285	534,140	520,057

			EUV		BLV Residual Value								
Overall Affordable					35%	35%	35%	35%	35%	35%	35%	35%	35%
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%
First Homes					25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%	25.00%
Site 1	Merton Park	South Canterbury	25,000	375,000	443,313	423,019	402,358	381,698	371,367	361,037	340,376	319,716	299,055
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	531,322	507,874	484,426	460,978	449,254	437,530	414,082	390,634	367,186
Site 4	Milton Manor House	South Canterbury	25,000	375,000	552,905	523,306	493,706	464,107	449,307	434,508	404,908	375,309	345,710
Site 5	S of Littlebourne Rd	East Canterbury	25,000	375,000	470,361	448,837	427,314	405,791	395,029	384,267	362,744	341,221	319,697
Site 6	N of Railway, S of Bekesbourne Ln	East Canterbury	25,000	375,000	563,894	540,194	516,495	492,795	480,945	469,096	445,396	421,696	397,506
Site 7	At Bekesbourne Ln at Hoath Fm	East Canterbury	25,000	375,000	735,393	697,927	660,461	622,996	604,263	585,530	548,064	510,598	473,132
Site 8	Uni of Kent B	North Canterbury	25,000	375,000	509,227	486,830	464,432	442,035	430,837	419,638	397,241	374,844	352,447
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	508,597	486,194	463,790	441,387	430,185	418,983	396,580	374,176	351,773
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	665,291	638,042	610,793	583,544	569,920	556,296	529,047	501,798	474,549
Site 11	At Golden Hill	South Whitstable	25,000	375,000	528,114	500,766	473,417	446,068	432,393	418,719	391,370	363,983	336,591
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	498,906	472,600	446,293	419,987	406,834	393,680	367,374	341,067	314,761
Site 13	At Coting Fm	Aylesham - Adisham GV	25,000	375,000	445,467	425,363	405,260	385,156	375,104	365,052	344,949	324,442	303,899
Site 14	W & E Coting Ln	Aylesham - Adisham GV	25,000	375,000	541,474	518,070	494,666	471,262	459,560	447,858	424,455	401,051	377,647
Site 15	SE of Coting Ln	Aylesham - Adisham GV	25,000	375,000	665,541	638,281	611,020	583,760	570,130	556,499	529,239	501,979	474,718
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	771,365	738,902	706,439	673,975	657,744	641,512	609,049	576,585	544,122
Site 17	Bekesbourne Fm	Bekesbourne GV	25,000	375,000	598,565	574,132	549,699	525,265	513,049	500,832	476,399	451,965	427,532
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	597,362	572,892	548,023	523,354	511,019	498,685	474,015	449,346	424,677

			EUV		BLV Residual Value								
Overall Affordable					40%	40%	40%	40%	40%	40%	40%	40%	40%
Affordable Rent					70.00%	60.00%	50.00%	40.00%	35.00%	30.00%	20.00%	10.00%	
Social Rent						10.00%	20.00%	30.00%	35.00%	40.00%	50.00%	60.00%	70.00%
Affordable Home Ownership					5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%	5.00%

Appendix 4 – Sensitivity Testing ZERO REGULATED CO₂

Canterbury and Adjacent Area, Whitstable and Adjacent, Rural CCC

			EUV	BLV Residual Value												
				BCIS Value	+20%	+15%	+10%	+5%	+0%							
Site 1	V Large Green 300	Cant. Whit, Rural	25,000	375,000	355,482	491,072	626,663	760,284	893,087	525,910	710,002	893,087	1,076,172	1,259,257	1,442,342	
Site 2	Large 200	Cant. Whit, Rural	25,000	375,000	-260,906	-91,194	75,100	236,099	397,098	21,340	209,280	397,098	584,915	772,733	960,550	
Site 3	Large Green 100	Cant. Whit, Rural	25,000	375,000	-279,846	-104,353	68,721	234,921	401,120	14,377	208,399	401,120	593,842	786,563	979,285	
Site 4	Medium Green 50	Cant. Whit, Rural	25,000	375,000	-300,979	-118,398	62,768	236,536	409,243	5,175	209,068	409,243	609,417	809,591	1,009,765	
Site 5	Medium Green 30	Cant. Whit, Rural	25,000	375,000	-273,687	-91,743	89,212	264,100	436,560	34,336	237,950	436,560	635,169	833,778	1,032,388	
Site 6	Medium Green 30 LD	Cant. Whit, Rural	25,000	375,000	-272,310	-110,724	49,510	205,174	357,885	2,008	182,539	357,885	533,232	708,579	883,926	
Site 7	Medium Green 20	Cant. Whit, Rural	25,000	375,000	-253,402	-75,256	102,165	276,460	445,551	37,013	245,176	445,551	645,688	845,825	1,045,962	
Site 8	Medium Green 20 LD	Cant. Whit, Rural	25,000	375,000	-277,571	-117,224	41,695	199,080	350,619	-14,011	171,765	350,619	528,623	706,627	884,632	
Site 9	Medium Green 12	Cant. Whit, Rural	50,000	400,000	86,491	265,076	439,826	610,311	780,796	345,919	564,352	780,796	997,241	1,213,686	1,430,130	
Site 10	Medium Green 12 LD	Cant. Whit, Rural	25,000	375,000	40,646	187,193	331,045	470,712	610,378	255,667	434,055	610,378	786,701	963,024	1,139,347	
Site 11	Small Green 9	Cant. Whit, Rural	50,000	400,000	624,857	960,675	1,287,358	1,613,716	1,940,073	954,795	1,447,679	1,940,073	2,432,467	2,924,861	3,417,255	
Site 12	Small Green 9 LD	Cant. Whit, Rural	50,000	400,000	446,327	686,196	919,541	1,152,654	1,385,767	681,996	1,034,057	1,385,767	1,737,477	2,089,187	2,440,897	
Site 13	Small Green 9 LD - DRA/AONB	Cant. Whit, Rural	50,000	400,000	115,462	333,331	548,600	760,348	967,988	433,347	704,345	967,988	1,231,632	1,495,275	1,758,919	
Site 14	Small Green 6	Cant. Whit, Rural	50,000	400,000	625,675	966,311	1,302,128	1,632,886	1,959,244	960,431	1,466,850	1,959,244	2,451,638	2,944,032	3,436,426	
Site 15	Small Green 6 LD	Cant. Whit, Rural	50,000	400,000	291,964	595,006	892,771	1,185,780	1,474,594	626,588	1,056,437	1,474,594	1,892,751	2,310,908	2,729,064	
Site 16	Small Green 6 LD - DRA	Cant. Whit, Rural	50,000	400,000	-526,515	196,180	918,875	1,641,569	2,352,394	600,730	1,482,497	2,352,394	3,208,658	4,049,028	4,889,397	
Site 17	Small Green 3	Cant. Whit, Rural	50,000	400,000	63,495	532,538	1,001,580	1,470,623	1,936,001	627,005	1,283,336	1,936,001	2,579,649	3,214,659	3,840,176	
Site 18	Large Brown 100	Cant. Whit, Rural	1,000,000	1,200,000	-1,133,431	-834,369	-537,884	-243,893	46,741	-562,946	-256,064	46,741	336,212	624,802	913,391	
Site 19	Medium Brown 50	Cant. Whit, Rural	1,000,000	1,200,000	-1,151,993	-840,096	-531,067	-224,848	78,249	-553,489	-235,717	78,249	379,954	679,180	978,405	
Site 20	Medium Brown 20	Cant. Whit, Rural	1,000,000	1,200,000	-1,189,198	-870,950	-555,190	-242,518	66,750	-557,555	-243,503	66,750	374,240	670,372	966,059	
Site 21	Small Brown 10	Cant. Whit, Rural	1,000,000	1,200,000	-1,274,405	-941,154	-610,096	-282,216	41,630	-613,336	-283,625	41,630	366,884	687,808	1,000,390	
Site 22	Small Brown 6	Cant. Whit, Rural	1,000,000	1,200,000	-1,187,755	-754,990	-324,123	102,493	529,109	-549,525	-9,231	529,109	1,066,146	1,594,083	2,109,193	
Site 23	Large Brown HD 100	Cant. Whit, Rural	1,000,000	1,200,000	-2,647,200	-2,059,394	-1,474,810	-890,226	-311,960	-1,407,017	-856,329	-311,960	219,062	728,498	1,237,934	
Site 24	Medium Brown HD 50	Cant. Whit, Rural	1,000,000	1,200,000	-2,695,309	-2,101,234	-1,514,556	-927,879	-346,808	-1,444,946	-893,074	-346,808	188,873	704,420	1,214,951	
Site 25	Medium Brown HD 20	Cant. Whit, Rural	1,000,000	1,200,000	-2,762,958	-2,170,980	-1,579,003	-987,025	-399,090	-1,510,871	-952,959	-399,090	142,454	680,983	1,202,708	
Site 26	Small Brown 10 HD	Cant. Whit, Rural	1,000,000	1,200,000	-2,846,793	-2,234,345	-1,621,897	-1,009,449	-401,450	-1,528,808	-962,904	-401,450	147,850	697,151	1,242,772	

Sturry

			EUV	BLV	Residual Value											
		BCIS			+20%	+15%	+10%	+5%	+0%							
		Value								-10%	-5%	0%	+5%	+10%	+15%	
Site 1	V Large Green 300	Sturry	25,000	375,000	-371,769	-223,048	-76,439	64,878	200,468	-109,168	49,370	200,468	351,566	502,664	652,788	
Site 2	Large 200	Sturry	25,000	375,000	-1,026,154	-847,648	-671,479	-497,664	-325,585	-653,766	-488,807	-325,585	-163,296	-3,177	150,587	
Site 3	Large Green 100	Sturry	25,000	375,000	-1,063,751	-880,815	-699,469	-520,027	-341,945	-679,117	-509,851	-341,945	-175,199	-10,899	148,173	
Site 4	Medium Green 50	Sturry	25,000	375,000	-1,110,894	-923,442	-736,967	-550,491	-365,124	-715,639	-539,827	-365,124	-191,911	-21,079	146,514	
Site 5	Medium Green 30	Sturry	25,000	375,000	-1,075,976	-889,766	-703,555	-517,345	-332,631	-680,009	-505,572	-332,631	-161,033	8,287	175,885	
Site 6	Medium Green 30 LD	Sturry	25,000	375,000	-981,089	-816,202	-651,315	-486,427	-322,428	-629,551	-475,546	-322,428	-170,698	-20,990	127,566	
Site 7	Medium Green 20	Sturry	25,000	375,000	-1,061,862	-878,992	-696,421	-513,850	-332,793	-682,836	-507,057	-332,793	-159,858	10,763	180,821	
Site 8	Medium Green 20 LD	Sturry	25,000	375,000	-998,164	-833,592	-670,059	-506,525	-343,638	-655,671	-499,331	-343,638	-189,609	-37,358	114,395	
Site 9	Medium Green 12	Sturry	50,000	400,000	86,491	265,076	439,826	610,311	780,796	345,919	564,352	780,796	997,241	1,213,686	1,430,130	
Site 10	Medium Green 12 LD	Sturry	25,000	375,000	40,646	187,193	331,045	470,712	610,378	255,667	434,055	610,378	786,701	963,024	1,139,347	
Site 11	Small Green 9	Sturry	50,000	400,000	624,857	960,675	1,287,358	1,613,716	1,940,073	954,795	1,447,679	1,940,073	2,432,467	2,924,861	3,417,255	
Site 12	Small Green 9 LD	Sturry	50,000	400,000	446,327	686,196	919,541	1,152,654	1,385,767	681,996	1,034,057	1,385,767	1,737,477	2,089,187	2,440,897	
Site 14	Small Green 6	Sturry	50,000	400,000	625,675	966,311	1,302,128	1,632,886	1,959,244	960,431	1,466,850	1,959,244	2,451,638	2,944,032	3,436,426	
Site 15	Small Green 6 LD	Sturry	50,000	400,000	291,964	595,006	892,771	1,185,780	1,474,594	626,588	1,056,437	1,474,594	1,892,751	2,310,908	2,729,064	
Site 17	Small Green 3	Sturry	50,000	400,000	63,495	532,538	1,001,580	1,470,623	1,936,001	627,005	1,283,336	1,936,001	2,579,649	3,214,659	3,840,176	

Canterbury City Council, Local Plan Viability Study – May 2022

Supplementary Annex to consider the effect of affordable housing tenure and to clarify the approach to zero carbon on development viability.

Herne Bay and Adjacent

			EUV	BLV	Residual Value										
					BCIS Value	+20%	+15%	+10%	+5%	+0%	-10%	-5%	0%	+5%	+10%
Site 1	V Large Green 300	Herne Bay	25,000	375,000	76,532	212,122	347,712	483,303	618,460	274,855	446,874	618,460	787,813	957,167	1,126,521
Site 2	Large 200	Herne Bay	25,000	375,000	-562,302	-389,590	-218,236	-48,938	115,371	-245,575	-62,297	115,371	289,103	462,834	636,565
Site 3	Large Green 100	Herne Bay	25,000	375,000	-589,617	-410,823	-233,928	-58,902	112,038	-259,846	-71,564	112,038	290,306	468,573	646,840
Site 4	Medium Green 50	Herne Bay	25,000	375,000	-623,055	-436,932	-253,107	-71,022	108,981	-279,850	-84,090	108,981	294,143	479,304	664,465
Site 5	Medium Green 30	Herne Bay	25,000	375,000	-592,919	-407,403	-223,840	-42,423	137,801	-248,024	-54,231	137,801	322,359	506,073	689,787
Site 6	Medium Green 30 LD	Herne Bay	25,000	375,000	-554,612	-389,883	-227,339	-66,233	93,736	-247,730	-76,185	93,736	257,061	419,257	581,453
Site 7	Medium Green 20	Herne Bay	25,000	375,000	-574,791	-393,145	-213,168	-35,409	142,011	-247,535	-52,235	142,011	330,472	515,599	700,726
Site 8	Medium Green 20 LD	Herne Bay	25,000	375,000	-564,185	-400,723	-239,514	-79,544	79,375	-267,808	-93,390	79,375	248,266	412,920	577,574
Site 9	Medium Green 12	Herne Bay	50,000	400,000	86,491	265,076	439,826	610,311	780,796	345,919	564,352	780,796	997,241	1,213,686	1,430,130
Site 10	Medium Green 12 LD	Herne Bay	25,000	375,000	40,646	187,193	331,045	470,712	610,378	255,667	434,055	610,378	786,701	963,024	1,139,347
Site 11	Small Green 9	Herne Bay	50,000	400,000	624,857	960,675	1,287,358	1,613,716	1,940,073	954,795	1,447,679	1,940,073	2,432,467	2,924,861	3,417,255
Site 12	Small Green 9 LD	Herne Bay	50,000	400,000	446,327	686,196	919,541	1,152,654	1,385,767	681,996	1,034,057	1,385,767	1,737,477	2,089,187	2,440,897
Site 13	Small Green 9 LD - DRA/AONB	Herne Bay	50,000	400,000	115,462	333,331	548,600	760,348	967,988	433,347	704,345	967,988	1,231,632	1,495,275	1,758,919
Site 14	Small Green 6	Herne Bay	50,000	400,000	625,675	966,311	1,302,128	1,632,886	1,959,244	960,431	1,466,850	1,959,244	2,451,638	2,944,032	3,436,426
Site 15	Small Green 6 LD	Herne Bay	50,000	400,000	291,964	595,006	892,771	1,185,780	1,474,594	626,588	1,056,437	1,474,594	1,892,751	2,310,908	2,729,064
Site 16	Small Green 6 LD - DRA	Herne Bay	50,000	400,000	-526,515	196,180	918,875	1,641,569	2,352,394	600,730	1,482,497	2,352,394	3,208,658	4,049,028	4,889,397
Site 17	Small Green 3	Herne Bay	50,000	400,000	63,495	532,538	1,001,580	1,470,623	1,936,001	627,005	1,283,336	1,936,001	2,579,649	3,214,659	3,840,176
Site 18	Large Brown 100	Herne Bay	1,000,000	1,200,000	-1,387,892	-1,084,950	-785,888	-486,825	-192,963	-762,422	-475,093	-192,963	84,978	350,784	616,590
Site 19	Medium Brown 50	Herne Bay	1,000,000	1,200,000	-1,418,707	-1,106,810	-794,913	-483,016	-177,085	-766,958	-469,039	-177,085	111,737	388,586	664,189
Site 20	Medium Brown 20	Herne Bay	1,000,000	1,200,000	-1,453,707	-1,135,459	-817,212	-498,965	-186,500	-769,511	-475,114	-186,500	99,260	382,101	654,668
Site 21	Small Brown 10	Herne Bay	1,000,000	1,200,000	-1,549,374	-1,216,123	-882,872	-549,621	-221,570	-833,633	-525,001	-221,570	78,007	377,584	673,119
Site 22	Small Brown 6	Herne Bay	1,000,000	1,200,000	-1,613,007	-1,174,001	-735,356	-304,286	122,330	-878,637	-373,509	122,330	618,169	1,111,806	1,598,064
Site 23	Large Brown HD 100	Herne Bay	1,000,000	1,200,000	-2,647,200	-2,059,394	-1,474,810	-890,226	-311,960	-1,407,017	-856,329	-311,960	219,062	728,498	1,237,934
Site 24	Medium Brown HD 50	Herne Bay	1,000,000	1,200,000	-2,695,309	-2,101,234	-1,514,556	-927,879	-346,808	-1,444,946	-893,074	-346,808	188,873	704,420	1,214,951
Site 25	Medium Brown HD 20	Herne Bay	1,000,000	1,200,000	-2,762,958	-2,170,980	-1,579,003	-987,025	-399,090	-1,510,871	-952,959	-399,090	142,454	680,983	1,202,708
Site 26	Small Brown 10 HD	Herne Bay	1,000,000	1,200,000	-3,189,359	-2,576,911	-1,964,463	-1,352,015	-741,621	-1,871,374	-1,305,471	-741,621	-189,656	359,645	908,946

Potential Strategic Sites

			EUV	BLV	Residual Value										
					BCIS Value	+20%	+15%	+10%	+5%	+0%	-10%	-5%	0%	+5%	+10%
Site 1	Merton Park	South Canterbury	25,000	375,000	54,593	166,265	275,885	385,506	494,219	195,432	345,279	494,219	641,753	789,288	936,822
Site 2	W of Hollow Lane	South Canterbury	25,000	375,000	96,612	220,480	343,765	467,051	590,336	252,286	421,311	590,336	756,802	923,251	1,089,701
Site 4	Milton Manor House	South Canterbury	25,000	375,000	-10,675	150,413	308,407	466,400	624,393	206,771	415,582	624,393	833,204	1,042,015	1,250,826
Site 5	S of Littlebourne Rd	East Canterbury	25,000	375,000	62,437	179,526	295,843	410,202	524,561	211,069	367,829	524,561	681,293	837,028	991,794
Site 6	N of Railway, S of Bokesboume Ln	East Canterbury	25,000	375,000	118,525	246,134	373,742	500,013	624,740	279,261	453,066	624,740	796,413	968,086	1,139,759
Site 7	At Bokesboume Ln at Hoath Fm	East Canterbury	25,000	375,000	13,661	219,218	422,287	625,356	828,425	289,235	558,830	828,425	1,098,019	1,367,614	1,637,209
Site 8	Uni of Kent B	North Canterbury	25,000	375,000	88,052	209,535	328,822	447,335	565,849	240,918	403,383	565,849	728,314	890,579	1,051,058
Site 9	Brooklands Fm	South Whitstable	25,000	375,000	87,385	208,819	328,111	446,580	565,049	240,318	402,684	565,049	727,415	889,650	1,050,036
Site 10	S of Thanet Way	South Whitstable	25,000	375,000	161,143	304,969	448,795	592,621	736,447	340,621	538,534	736,447	931,729	1,126,600	1,321,471
Site 11	At Golden Hill	South Whitstable	25,000	375,000	-8,962	144,421	295,659	446,897	598,134	196,006	397,070	598,134	799,161	1,000,183	1,201,204
Site 12	W of Bogshole Ln	South Whitstable	25,000	375,000	-7,943	136,223	278,839	421,456	564,072	185,267	374,670	564,072	753,474	942,877	1,132,279
Site 13	At Cooting Fm	Aylesham - Adisham GV	25,000	375,000	61,429	171,216	280,405	389,013	495,905	200,514	349,279	495,905	642,531	789,157	935,546
Site 14	W & E Cooting Ln	Aylesham - Adisham GV	25,000	375,000	107,970	231,144	354,281	477,419	599,979	262,898	431,728	599,979	766,194	932,409	1,098,624
Site 15	SE of Cooting Ln	Aylesham - Adisham GV	25,000	375,000	161,921	305,599	449,278	592,956	736,635	341,064	538,849	736,635	932,403	1,127,211	1,322,020
Site 16	Aylesham South	Aylesham - Adisham GV	25,000	375,000	164,521	339,372	511,299	683,225	855,151	381,739	618,445	855,151	1,089,996	1,323,333	1,556,670
Site 17	Bokesboume Farm	Bokesboume GV	25,000	375,000	141,309	274,300	404,244	533,858	663,471	305,841	484,656	663,471	842,287	1,021,102	1,199,917
Site 18	Off The Hill, Littlebourne	Littlebourne	25,000	375,000	139,134	271,990	402,024	531,517	661,010	304,350	482,680	661,010	839,340	1,017,670	1,196,000